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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35000

Don Vantrease
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 1986

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-19-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 730 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK J. COHEN, et ux, et al (NAME)	Shearson/American Express Mortg. Corp. (NAME)	Map 73-1
11th Floor, Stahlman Bldg. (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue, Suite (STREET ADDRESS)	D Parcel 184
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (CITY) (STATE) (ZIP)	15DZ-37435

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene Cardwell, Sr. and wife, Shirley C. Cardwell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack J. Cohen and wife, Bessie D. Cohen, a 1/3 undivided interest, Don Vantrease and wife, Brenda Vantrease, a 1/3 undivided interest, and Thomas Gray and wife, Jannie C. Gray, a 1/3 undivided interest,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Highland View Subdivision of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 70 feet on the northeasterly margin of Milton Drive, formerly Warrenton Place, and extends back 150 feet between parallel lines to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Eugene Cardwell, Sr. and wife, Shirley C. Cardwell, by deed from Harold L. Ray and wife, Mary Lou Ray, of record in Book 5904, page 644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first Deed of Trust executed by Harold L. Ray and wife, Mary Lou Ray, to Frank R. Whitus, Trustee, securing Western Pacific Financial Corporation in the original principal sum of $32,900.00.

All sums of money held in escrow by Western Pacific Financial Corporation or assigns, including any prepaid insurance coverage now in force, is herewith transferred to buyers without additional charge.

This is unimproved ( ) / improved (X) property, known as 2412 (House Number) Milton Drive (Street) Nashville, TN (P. O. Address) 37216 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of January, 1986

Shirley C. Cardwell
SHIRLEY C. CARDWELL

Eugene Cardwell Sr.
EUGENE CARDWELL, SR.

BY: Shirley C. Cardwell
SHIRLEY C. CARDWELL
Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Shirley C. Cardwell and Shirley C. Cardwell as attorney in fact for Eugene Cardwell, Sr.,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 19 86.

Commission Expires 1-19-88 Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ Notary Public

WARRANTY DEED

FROM
EUGENE CARDWELL, SR., et ux

TO
JACK J. COHEN, et ux, et al

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AFFIDAVIT

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State of Tennessee

County of Davidson

Shirley C. Cardwell, being first duly sworn on her oath states that she is a person of lawful age; that she is and has been for 10 years last past a resident of Sullivan County, state of Tennessee and further deposes and states:

That she was duly appointed as attorney-in-fact for Eugene Cardwell, Sr. to execute and do all things required and necessary to convey their real property located at 2412 Milton Drive, Nashville, Tennessee, which they purchased by deed of record in Book 5904, page 644, Register's Office for Davidson County, Tennessee, and that said Power of Attorney is recorded of record in Book _____, page ____, Register's Office for Davidson County, Tennessee, and that on this date she is exercising this Power of Attorney and has no actual knowledge of the termination of this Power of Attorney by revocation or by death, disability or incapacity.

FURTHER DEPONETH SAITH NOT.

Signed Shirley C Cardwell
SHIRLEY C. CARDWELL

Subscribed and sworn to before me this 13th day of January, A.D., 1986.

James A Carney
Notary Public

My Commission Expires 1-17-88

6 8 2 4 5

IDENTIFICATION REFERENCE

JAN 13 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CANT.	
			91.00 CSTAX	
			.50 PRFEE	
			5.00 MDEED	
			CHECK 100.00-	
5121AG	1/13/86	SALE	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 2 4 5

IDENTIFICATION REFERENCE

JAN 13 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209893