Box 44

BOOK 6972 PAGE 599 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 1986.

Notary Public

MY COMMISSION EXPIRES: 4-12-89

(AFFIX SEAL)

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Name & Address of Mortgagee	MAP-PARCEL NUMBERS
Mr. Fred E. Cowden, Sr. (NAME)	No mortgage on property	103-16-11
205 Ensworth Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jake Fagenbaum, an unmarried widower,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred E. Cowden, Sr.

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:

SEE EXHIBIT A ATTACHED HERETO

Notwithstanding the foregoing, this conveyance is made subject to the following:

1. 1986 Metro taxes which have been prorated and assumed by Grantees.
2. Public utility easement of record in Book 2046, Page 619, and Book 2083, Page 81, Register's Office for Davidson County.
3. Sanitary sewer and storm drainage easement of record in Book 3944, Page 146, Register's Office for Davidson County.

3985 9

IDENTIFICATION REFERENCE

SEP 8 3 19 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is improved (X) property, known as 4020 Woodlawn Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (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 my hand this 4th day of September, 1986

X
Jake Fagenbaum

BOOK 6972 PAGE 600

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Julia C. Hunt, a Notary Public in and for said County and State, the within named Jake Fagenbaum

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

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September 19 86.

Commission Expires 11-12-89

Julia C. Hunt 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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Jake Fagenbaum

TO Frank E. Cowden, Sr.

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT A

Land in the 7th, formerly in the 10th Civil District of Davidson County, Tennessee being parts of Lots Nos. 6 and 7 on the Plan of Lora W. Goodall's Subdivision of Lot No. 1 of the Ensworth Property as of record in Book 421, page 84, Register's Office for said County, and a tract immediately east of same, being Lot No. 3 on the map showing a subdivision of the T. D. Webb Property, not of record described according to a survey made by W. W. Turner, Company, Engineers, May 12, 1952, as follows:

Beginning on the northeasterly margin of Woodlawn Drive at the northwest corner of the property conveyed to Frederic E. Cowden and wife, by deed from H. E. Smith, Jr., and wife, of record in Book 1784, page 485, said Register's Office, thence with the northeasterly margin of said Drive north 36° 36' west 139 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, north 61° 17' east 216.1 feet to the westerly line of Lot No. 2; thence with the line between lots 2 and 3 south 34° 01' east 173.8 feet; thence south 70° 40' west 215.5 feet to the beginning.

Being the same property conveyed to Jake Fagenbaum and wife, Dora Fagenbaum, by deed from Robert C. Adams and wife, Hazel Adams, of record in Book 2134, Page 631, Register's Office for Davidson County, Tennessee. The said Dora Fagenbaum having since died.

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
			150000.00-	CAMT.
			420.00	CSTAX
			.50	PRPEE
			9.00	WDEED
			CHECK	429.50-
9417409/08/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39859

IDENTIFICATION REFERENCE

SEP 8 3 19 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 292295