BOX 10
BOOK 6973 PAGE 634

This Instrument Prepared By:
Donelson, Stokes & Bartholomew, P.A.
23rd Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Robert J. Adwell William E. Cobb 221 Leonard Avenue Nashville, Tennessee 37205	Same	Map 104.13 Parcels 63 FB#26W-08585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Iroquois Partnership, a Tennessee General Partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Robert J. Adwell and William E. Cobb as tenants in common, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision, of record in Book 547, Page 53, Register's Office for Davidson County.

Said Lot No. 31 fronts 60 feet on the westerly margin of Leonard Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Iroquois Partnership by Warranty Deed from Michael Aaron Freedman and wife, April L. Freedman dated May 29, 1985, of record in Book 6568, Page 28, Register's Office for Davidson County, Tennessee.

This is improved property, known as 221 Leonard Avenue.

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, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the signular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand this 3rd day of August, 1986.

IROQUOIS PARTNERSHIP

By: Samuel W. Bartholomew, Jr.

Its: General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Samuel W. Bartholomew, Jr., General Partner of Iroquois Partnership, a Tennessee General Partnership, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of September, 1986.

Mona Inman

Notary Public

My Commission Expires:

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Beth L. Keller

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 1986.

Carla Kent Hellier

Notary Public

My commission expires: 5-13-90

40269

IDENTIFICATION REFERENCE

SEP 9 1 53 PM '86

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN

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

440000 0- CAMT.
403.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 409.70-
9879A09/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40265

IDENTIFICATION REFERENCE

SEP 9 1 53 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 292747