Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Gary R. Cowan
4115 Aberdeen Avenue
Nashville, TN 37205

MORTGAGEE:
Citicorp Homeowners Services, Inc.
Attention: Tax Department
M.S. 309 P.O. Box 790009
St. Louis, MO 63179-0009

MAP-PARCEL NUMBERS:
MAP 103-8
PARCEL 215
26W-01315

WARRANTY DEED

BOOK 7056 PAGE 525

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven L. Standifer and wife, Sharon S. Standifer hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gary R. Cowan and Douglas E. Hinners, both unmarried hereinafter called the Grantee, Grantee's 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. 65 on the plan of Cherokee Park, Third Section, Block I, of record in Book 843, pages 2 and 3, Register's Office for said County.

SAID Lot No. 65 fronts 60 feet on the southerly margin of Aberdeen Road and extends back 130.52 feet on the easterly line and 132.46 feet on the westerly line to a broken line in the rear, measuring 47.0 feet thereon.

Being the same property conveyed to Steven L. Standifer and wife, Sharon S. Standifer by deed from Jospeh Suriano and wife, Patricia L. Suriano of record in Book 5349, page 980, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~an~~) improved property, known as 4115 Aberdeen Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee 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 further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of November, 19 86

Sharon S. Standifer
Sharon S. Standifer

STEVEN L. STANDIFER
Steven L. Standifer

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of November, 1986, before me personally appeared Steven L. Standifer and wife, Sharon S. Standifer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

NOTARY PUBLIC STATE AT LARGE

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7056 PAGE 526

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00.

Douglas E. Hinners
Affiant

Subscribed and sworn to before me, this the 26th day of November, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Steven L. Standifer and wife, Sharon S. Standifer

to:
Gary R. Cowan and Douglas E. Hinners, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

DEC 2 12 01 PM '86

69899

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7056 PAGE 527

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
			TOTAL $ [illegible]	
			302.[illegible] STATE	
			.50 [illegible]	
			6.00 WD	
			CHECK 308.50-	
			8867312/88/88 JAL .50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68639

IDENTIFICATION REFERENCE

Dec 2 12 01 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No17891