ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RONALD BRUCE COWAN ET UX	MORTGAGEE: COLLATERAL MORTGAGE, LTD.	4D 38010
(NAME) 354 Keeton Avenue	(NAME) 2100 First Avenue, North	44-5-60
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7212 PAGE 259

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, PAUL M. LEWIS,

have bargained and sold, and by these presents do transfer and convey unto the said RONALD BRUCE COWAN AND WIFE, CARRIE BETH COWAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING Lot No. 45 on the Plan of SCENIC VIEW SUBDIVISION, according to an unrecorded plan prepared by W. W. Turner Co., Engineers, on September 14, 1948, but not of record.

SAID Lot is more particularly described as follows: Starting with a concrete monument at the south end of the return at the southwest corner of the intersection of Keeton Avenue and Havron Avenue, being the point of beginning, and running thence the following courses and distances. In a northerly direction along the southerly margin of the intersection of Keeton Avenue and Havron Avenue, around a curve having a radius of 25 feet, a distance of 51.6 feet to a concrete monument located in the southerly margin of Keeton Avenue; thence in a easterly direction along the southerly margin of Keeton Avenue a distance of 144.8 feet to an iron pin located on the center line of a 20-foot easement for public utilities; thence in a southwesterly direction along the center line of said 20 foot easement between lots Nos. 45 and 46 a distance of 130.7 feet to an iron pin; thence in a westerly direction along the line between lots Nos. 45 and 63 a distance of 80.9 feet to an iron pin in the easterly margin of Havron Avenue and on the line between lots Nos. 45 and 63; thence in a northerly direction along the easterly margin of Havron Avenue a distance of 147.9 feet to a concrete monument and the point of beginning.

MARTHA L. LEWIS, wife of PAUL M. LEWIS, joins in this conveyance for the sole purpose of conveying all right, title and interest, including marital rights, which she may have in subject property.

Being the same property conveyed to PAUL M. LEWIS and wife, CONNIE E. LEWIS by deed from JESSE R. MAGGART and wife, HELEN R. MAGGART, of record in Book 4389, Page 877, Register's Office for Davidson County, Tennessee. The said Connie E. Lewis having since died.

This is improved ~~XXX~~ property, known as 354 Keeton Avenue (House Number) (Street)
unimproved ( )

Old Hickory, TN 37138
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 17th day of April, 19 87.

Paul M. Lewis — Martha L. Lewis

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Lewis and wife, Martha L. Lewis,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 17th day of April, 1987.

My commission expires 3-11-90 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 17th day of April, 1987.

My commission expires 3-11-90 Notary Public

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

This instrument was prepared by:

WARRANTY DEED

FROM PAUL M. LEWIS ET UX

TO RONALD BRUCE COWAN ET UX

IDENTIFICATION REFERENCE 17968

APR 23 8 27 AM '87

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

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

$57500.00 CONT.
161.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.50
8053A84/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17968

IDENTIFICATION REFERENCE

APR 23 8 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72803