PREPARED BY:
GRISSIM & HODGES
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 7255 PAGE 370

New Owner:	Send Tax Bills To:	PART OF Map & Parcel No.:
Fred E. Cowden, Jr. 3985 Old Hickory Blvd. Nashville, TN 37218	Same	Map 102 Parcel 4

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bell's Bend Farms, Inc., hereinafter called the grantor, has bargained and sold, and by these presents does transfer and convey unto Fred E. Cowden, Jr., a single person, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 13th, formerly the 23rd. Civil District of Davidson County, Tennessee, described according to a survey made by John B. Kohl, III, Surveyor, January 8, 1986, as follows:
>
> BEGINNING at a point in the center line of Old Hickory Boulevard, formerly Bell's Bend Road, at the northeast corner of a tract of land conveyed to Buchanan and being the northwest corner of that tract of land conveyed to Bell's Bend Farms, Inc., of record in Book 7092, page 452, Register's Office for Davidson County, Tennessee; thence with the centerline of Old Hickory Boulevard, south 85 degrees, 50' 36" East 977.29 feet to a point in the centerline of said Boulevard; thence South 87 degrees 12' 33" East 134.64 feet to a point in the centerline of said Boulevard; thence South 2 degrees, 47' 27" West 30.00 feet to the true point of beginning lying in the southerly margin of Old Hickory Boulevard; thence South 87 degrees, 12' 33" East 300 feet to a point; thence South 2 degrees, 47' 27" West 726 feet to a point; thence North 87 degrees, 12' 33" West 300 feet to a point; thence North 2 degrees, 47' 27" East 726 feet to the true point of beginning and containing five acres more or less.
>
> Being a part of the same property conveyed to Bell's Bend Farms, Inc., by deed from Beulah Dennis Sharpe of record in Book 7092, Page 452, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3985 Old Hickory Boulevard, Nashville, TN.

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, his heirs and assigns, forever; and Bell's Bend Farms, Inc., does covenant with the said grantee that it 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 Bell's Bend Farms, Inc., does further covenant and bind itself, its assigns, successors, and representatives, to warrant and forever defend the title to the said land to the said grantee, his 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.

32080

IDENTIFICATION REFERENCE

JUN 2 1 19 PM '87

FELIX Z. HUDDLESTON, REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the undersigned has caused its name to be subscribed by its duly authorized official on this the 2nd day of February, 1987.

BELLS BEND FARMS, INC.

BY: Louise C. Kitchell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the President of Bell's Bend Farms, Inc., the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the President of Bells Bend Farms, Inc., the within named bargainor, a corporation, and that he/she, as President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1987.

Linda Carroll Patterson
Notary Public
My Commission expires: 11-12-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of February, 1987.

Linda Carroll Patterson
Notary Public
My Commission expires: 11-12-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7255 PAGE 372

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
			175000.00- CAMT.	
			490.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	496.50-
			4278A06/02/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

320880

IDENTIFI REFERENCE

JUN 2 1 19 87 PM

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 88685