6646 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330 BOOK 7504 PAGE 721
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AMY K. SNYDER (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	Map 142-15
136 Bellevue Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 103
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (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, JOHN L. COWAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMY K. SNYDER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Resubdivision of Sect. I of Valley West Ltd., as of record in Plat Book 5190, page 563, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy C. Cowan, unmarried, and John L. Cowan, unmarried by deed from John C. Jacobs and wife, Jeanette Jacobs of record in Book 5789, page 708, said Register's Office. The said Dorothy C. Cowan quitclaimed her interest to John L. Cowan by Quitclaim Deed of record in Book 6953, page 60, said Register's Office.

1583 03/31 0101 03C-EDX 342.50

This conveyance is subject to: (1) 1988 taxes, which have been prorated and assumed by the Grantee herein; and (2) All matters appearing on the plan of record in Plat Book 5190, page 563, said Register's Office.

Maureen Cowan, spouse of John L. Cowan, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said John L. Cowan.

17449

IDENTIFICATION REFERENCE

MAR 31 2 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 136 Bellevue Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of March, 1988

John L. Cowan
JOHN L. COWAN

Maureen Cowan
MAUREEN COWAN

BOOK 7504 PAGE 722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN L. COWAN and wife, MAUREEN COWAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Office, this 25th day of March 19 88.

My commission expires 3-11-91 Notary Public Eileen D. Scott

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ 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 $ 120,000.00

Amy K. Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 88

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

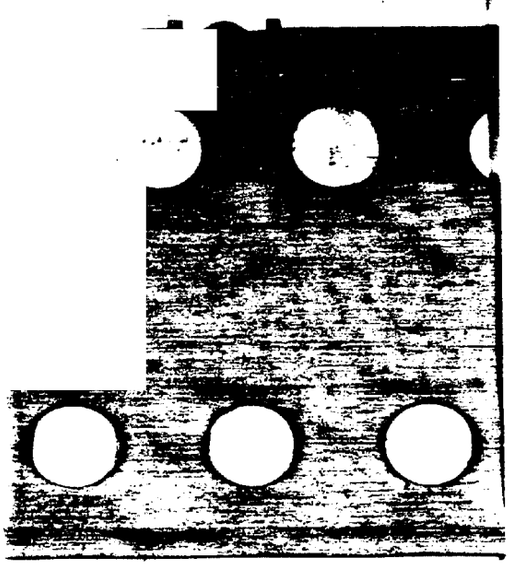
Eileen D. Scott
Notary Public

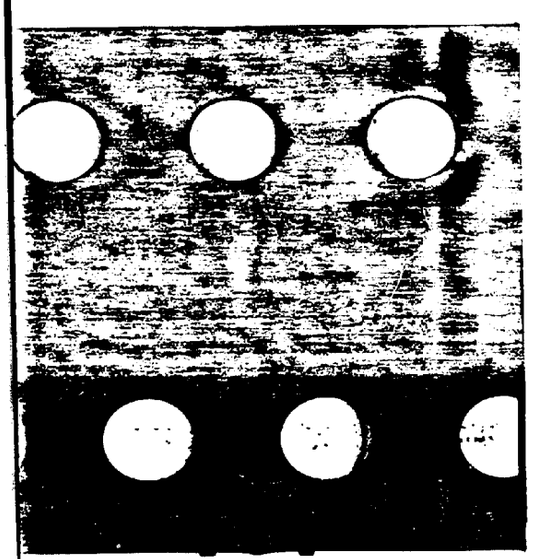
WARRANTY DEED

FROM JOHN L. COWAN

TO AMY K. SNYDER, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7504 PAGE 723

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT 120000.00
CON TX 336.00
PRFEE 0.50
WDEED 6.00
TOTAL 342.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 342.50

03/31/88 01 14:49 0001 1583

17449

IDENTIFICATION REFERENCE

MAR 31 2 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76111