File Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James Anthony Cothren
3011-3013 Wingate Avenue
Nashville, TN 37211

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 119-14
PARCEL 353
6DA-30085

WARRANTY DEED BOOK 7552 PAGE 616

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, Fred B. Newman and wife, Mary H. Newman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Anthony Cothren and wife, Joy Geovonna Cothren 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. 4 on the plan of Re-subdivision of Lots 36, 37 and 38 William Lee's Subdivision of Roth Property, of record in Book 4300, page 10, Register's Office for said County.

SAID Lot No. 4 fronts 64.55 feet on the westerly margin of Wingate Avenue and extends back 90.90 feet on the northerly line and 160.95 feet on the southerly line to a dead line in the rear, measuring 95.25 feet thereon.

Being the same property conveyed to Fred B. Newman and wife, Mary H. Newman by deed from Harwell M. Farrar of record in Book 4787, page 194, 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.

0620 05/25 0101 03CHECK 152.10

33466

IDENTIFICATION REFERENCE

MAY 25 10 37 AM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is (an) improved property, known as 3011-3013 Wingate Avenue, Nashville, TN 37211.

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 23rd day of May, 1988.

Mary H. Newman

Fred B. Newman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of May, 1988, before me personally appeared Fred B. Newman and wife, Mary H. Newman, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7552 PAGE 617

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 $ 52,000.00.

James Anthony Cothren
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

IVEY NOTARY PUBLIC AT LARGE

WARRANTY DEED

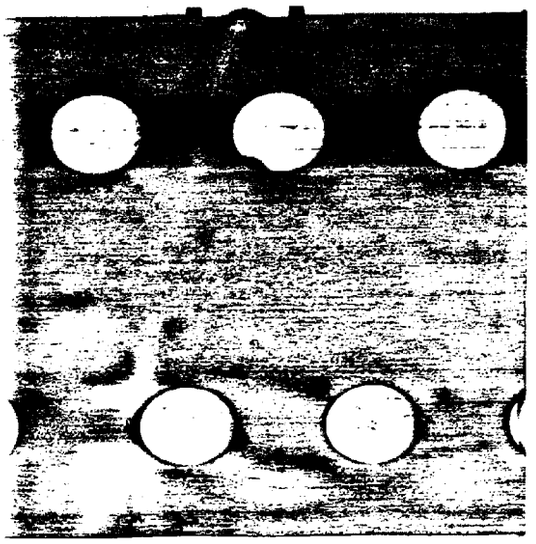
from:
Fred B. Newman and wife, Mary H. Newman

to:
James Anthony Cothren and wife, Joy Geovonna Cothren

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

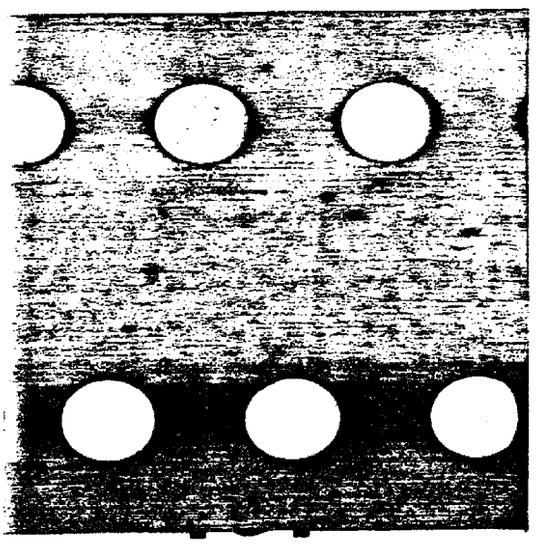
BOOK 7552 PAGE 618

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

CAMT 52000.00
CON TX 145.60
PRFEE 0.50
WDEED 6.00
TOTAL 152.10
CHECK 152.10

05/25/88 01 10:39 0001 0620



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33466

IDENTIFICATION REFERENCE

MAY 25 10 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94774