File Box 8/tl

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
John B. Coben	SAME	MAP 145-3
1204 Saxon Drive		PARCEL 73
Nashville, TN 37215		OH-11265

WARRANTY DEED

BOOK 7621 PAGE 379

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,

Vernon P. Floyd and Sara Ann Brandon

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John B. Coben and wife, Amelia K. Ford Coben

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. 8 on the plan of Hillmont Estates, Section 2, of record in Book 3700, page 100, Register's Office for said County.

SAID Lot No. 8 fronts 165.0 feet on the broken northerly margin (erroneously referred to as easterly margin in prior deed) of Saxon Drive and extends back 275.5 feet on the westerly line (erroneously referred to as northerly line in prior deed) and 243.4 feet on the easterly line (erroneously referred to as southerly line in prior deed) to a dead line in the rear, measuring 186.6 feet thereon.

BEING the same property conveyed to Annie W. Floyd by quitclaim deed from Porter Floyd of record in Book 6389, page 820, said Register's Office. Annie W. Floyd died on or about January 28, 1988. Pursuant to will of record in Will Book 162, page 94, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to Vernon P. Floyd and Sara Ann Brandon.

The property herein conveyed is subject to restrictive covenants of record in Book 4074, page 626, said Register's Office, and to the matters set forth in the above referenced plan of record.

4800 08/08 0101 03C-EDK 666.50

This is (un)improved property, known as 1204 Saxon Drive, Nashville, TN 37215.

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 5th day of August, 19 88.

Sara Ann Brandon

Vernon P. Floyd

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of August, 19 88, before me personally appeared Vernon P. Floyd and Sara Ann Brandon, 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 executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7621 PAGE 380

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 $ 200,000.00.

John B. Coben
Affiant

Subscribed and sworn to before me, this the 5th day of August, 1988.

My Commission Expires: 10-14-88

Notary Public

FILED 2 WILSON JR. NOTARY PUBLIC PEARCE STATE OF TENNESSEE DAVIDSON COUNTY, TN
88 AUG 8 AM 10:23

IDENTIFICATION REFERENCE

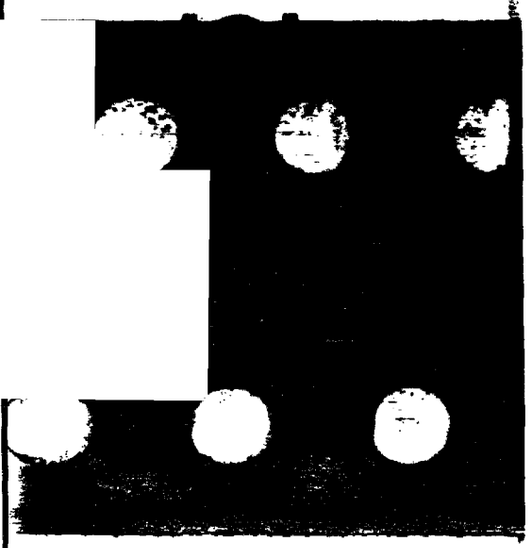
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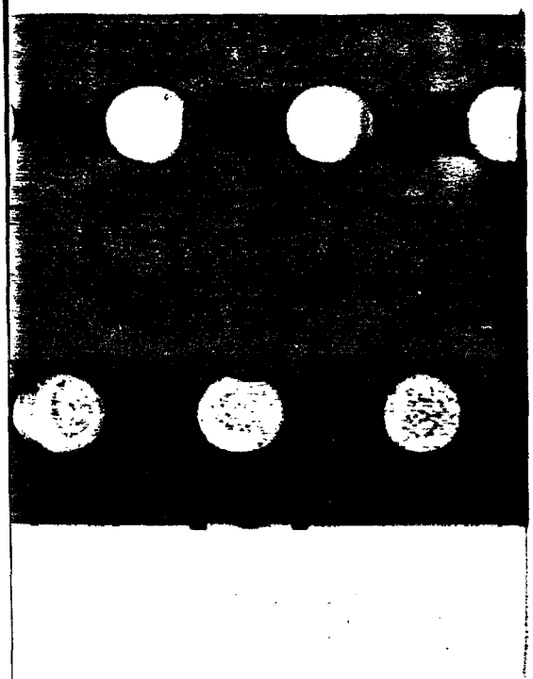
WARRANTY DEED

from:
Vernon P. Floyd and Sara Ann Brandon

to:
John B. Coben and wife, Amelia K. Ford Coben

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 7621 PAGE 381

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 200000.00
				CON TX 660.00
				PRFEE 0.50
				MREED 6.00
				TOTAL 666.50
				CHECK 666.50
08/08/88	01			10:27 0001 4800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 5 4

IDENTIFICATION REFERENCE

AUG 8 10 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121382