FORM NO. WD-1

BOOK 7760 PAGE 798

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,900.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 88.

Notary Public

MY COMMISSION EXPIRES: 1-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bass and Bass, Attorneys at Law, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald M. Smith (NAME)	Amsouth Mortgage Company, Inc (NAME)	Map 59-11
P. O. Box 60461 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par. 179
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	13DA-33740

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, WE, Andrew L. Cowan and wife, Annie J. Cowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald M. Smith,

his heirs
HEREINAFTER CALLED THE GRANTEES, ~~THEIR HEIRS~~ AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 503 on the Plan of Haynes Manor, Section IV, of record in Plat Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the property vested inAndrew L. Cowan and wife, Annie J. Cowan by deed from Calvin C. Valentine and wife, Beverly D. Valentine, of record in Book 6426, Page 212, said Register's Office.

A part of the consideration herein is the assumption of one certain deed of trust dated October 23, 1984, and filed for record October 29, 1984, in the Office of the Register of Deeds of Davidson County, Tennessee in Book 6413, Page 287, and note of eben date thereby secured, in the original principal amount of $38,500.00 payable to Collateral Investment Company, which debt the grantee herein assumes and agrees to pay as part of the purchase price. The grantee hereby assumes the obligations of Calvin C. Valentine, Jr., under the terms of the instruments creating the loans to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance subject to restrictive covenants of record in Book 4378, Page 976 and easements, set back lines and Owners Certificate of record in Book 4175, Page 90, said Register's Office.

This is unimproved ( ) improved (X) property, known as 601 (House Number) Baldwin Court (Street) Nashville (P. O. Address) TN (City or Town) 37207 (Postal Zip)

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. 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.

Witness our hand s this 28th day of September, 19 88

Andrew L. Cowan

Annie J. Cowan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew L. Cowan and wife, Annie J. Cowan

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 Nashville, Tennessee, this 28th day of September 1988

Commission expires 1-13-90

James L Bass
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ANDREW L. COWAN, ET. UX.,

TO

DONALD M. SMITH

04950

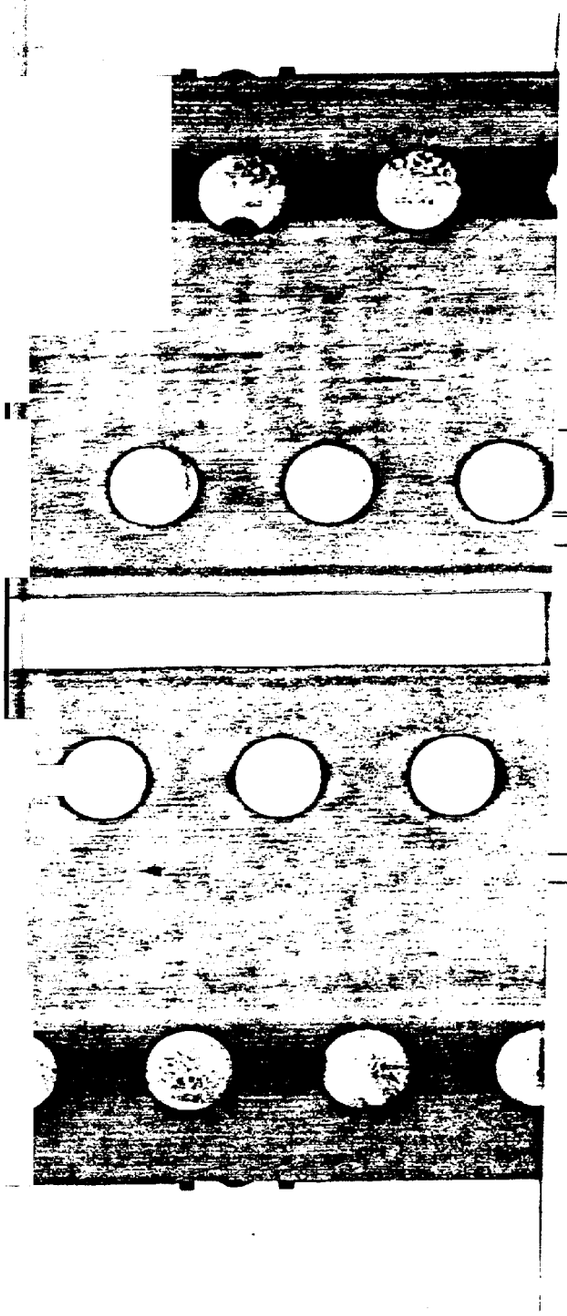
IDENTIFICATION REFERENCE

JAN 30 12 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0397 01/30 0101 03CHECK 157-97



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
			CAMT	45900.00
			CON TX	151.47
			PRFEE	0.50
			WDEED	6.00
			TOTAL	157.97
			CHECK	157.97
01/30/89	01		12:05 0001	0399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04950

IDENTIFICATION REFERENCE

JAN 30 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176998