BOOK 7801 PAGE 546

MAR 27 11 53 AM '89

19506

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF _____

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

_____
Affiant

SWORN to and subscribed before me on this the 24 day of March, 1989.

_____
NOTARY PUBLIC

My Commission Expires: _____

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Djuna Lynette Cockrell		71-12
2409 Whites Creek Pk.		51
Nashville, Tn. 37207		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **PAULINE CHATWELL COCKRELL, Executrix with power of sale under the Will of Mildred Gaines, deceased, of record in Will Book 165, Page 649, Probate Clerk's Office for Davidson County, and Deed Book 7800, Page 111, Register's Office for Davidson County, Tennessee and PAULINE CHATWELL COCKRELL and ARRILLA COCKRILL, individually as devisees under the Will of Mildred Gaines,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **DJUNA LYNETTE COCKRELL, a single person,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Lots 12 and 13 in E. T. Brown's Subdivision of parts of Lots 9 and 10 of Brooklyn, a plan of which is of record in Book 332, Page 60, Register's Office for said County and described as follows:

BEGINNING at point in the easterly margin of Whites Creek Pike 53 feet South of the Southeast corner of Whites Creek Pike and Gooch Street; thence with said margin of same southerly 53½ feet to a point, the common corners of Lots 13 and 14; thence with the southerly margin of Lot 13, 98 feet to a point; thence northerly and parallel with Lot 13's easterly line 53½ feet, more or less, to a point; thence westerly and parallel with the southerly margin of Gooch Street 98 feet, more or less, to the point of beginning.

BEING the same property conveyed to MILDRED GAINES by Deed of record in Book 3104, Page 286. The said MILDRED GAINES died testate September, 1988 and her Will was duly probated in Davidson County,

Tennessee. By said Will, recorded in Book 7800, Page 111 ,, Register's Office for Davidson County, TEnnessee, Mildred Gaines devised her entire estate to PAULINE CHATWELL (now Cockrell), ARRILLA COCKRILL, and RILEY GAINSE. Riley Gaines predeceased the other beneficiaires and his share was divided equally between them. ARRILLA COCKRILL and ARRILLA COCKRELL are one in the same person. Said Will is also of record in Will Book 165, Page 649, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 2709 Whites Creek Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 27 day of March, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pauline Chatwell Cockrell

PAULINE CHATWELL COCKRELL, Individually and as Executrix of the Estate of Mildred Gaines

Arrilla Cockrill

ARRILLA COCKRILL

STATE OF TENESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, PAULINE CHATWELL COCKRELL, Individually and as Executrix of the Estate of Mildred Gaines and ARRILLA COCKRILL, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

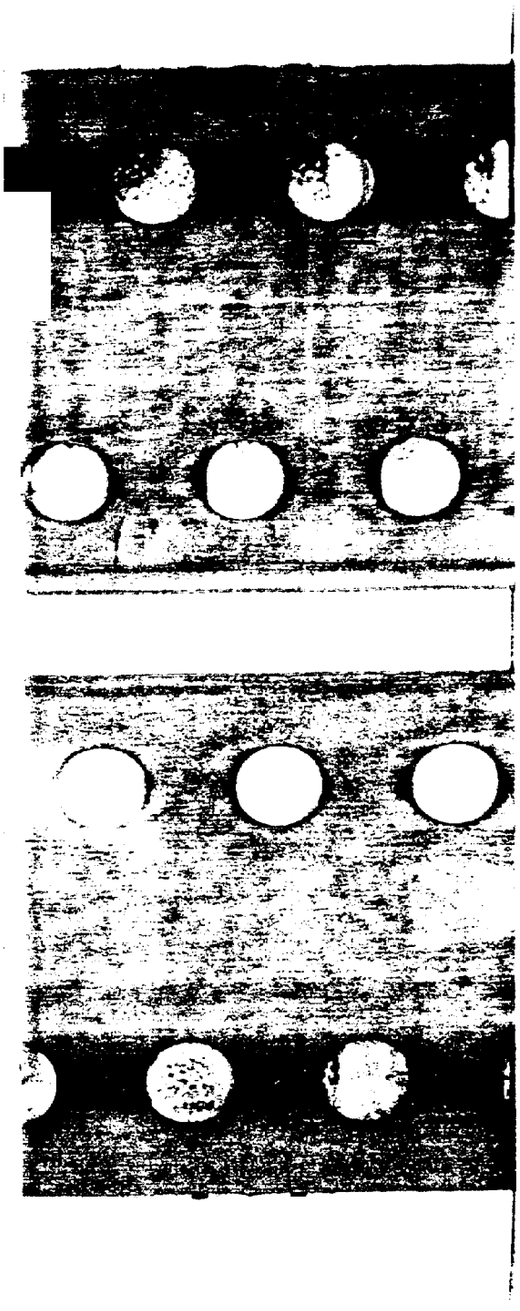
WITNESS my hand and official seal at Old Hickory, Tennessee, this the 27 day of March, 1989.

NOTARY PUBLIC

My Commission Expires: 2-27-92

9286 03/27/89 01:01 CHECK 59.50

NOTARY PUBLIC AT LARGE



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 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	16000.00
CON TX	52.80
PRFEE	0.50
MDEED	6.00
TOTAL	59.30
CHECK	59.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 57 0001 9296

19509

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No. 193782