Prepared by:

Lisa Cowan
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Virginia B. Cowan 244 Cherokee Road Nashville, TN 37205	Same	Map 103-12 Parcel 41

FOR AND IN CONSIDERATION of Ninety-Six Thousand ($96,000.00) DOLLARS, the receipt of which is hereby acknowledged, Barry P. Bryant, and wife, Lisa Cowan, have this date bargained and sold, and do hereby sell, transfer and convey unto Virginia B. Cowan and her successors and assigns, all their right, title and interest in the following described tract of land:

> Land in Davidson County, being the westerly part of Lot No. 54 of Block "I" on the Plan of Cherokee, Park Section 3, as shown of record i Book 843, pages 2 and 3, Register's Office of said County.
>
> Said part of Lot No. 54 fronts 60 feet on the easterly side of Cherokee Road and extends back 188.43 feet on the northerly line and 168.86 feet on the southerly line to a dead line, measuring 60 feet thereon.
>
> Being the same property conveyed to Barry P. Bryant and wife, Lisa Cowan, by Quitclaim Deed from Robert H. Cowan and wife, Cleo W. Cowan, of record in Book 6835, page 861, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Virginia B. Cowan and her heirs and assigns, in fee simple forever.

WE COVENANT with the said grantee that we are lawfully seized and possessed of the above described real estate, that we have good and lawful right to sell and convey the same and that

the same is unencumbered, except for an installment deed from E. W. Buchanan, et al. to Robert H. Cowan, and wife, Cleo W. Cowan, of record in Book 5641, page 603, Register's Office for Davidson County, Tennessee, and property taxes for the year 1985, for which Grantors will remain liable, and we bind ourselves and our heirs and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hands this 31st day of March, 1989.

BARRY P. BRYANT

LISA COWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which ever is greater, for this transfer, is $96,000.00.

AFFIANT

Sworn to and subscribed before me this 31st day of March, 1989.

NOTARY PUBLIC

My commission expires 7-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, Lisa K. Hazard, a Notary Public in and for said County and State, Barry P. Bryant and Lisa Cowan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1989.

Lisa K. Hazard
NOTARY PUBLIC

My commission expires 7-9-89

EXHIBIT "A"

Land in Davidson County, being the westerly part of Lot No. 54 of Block "I" on the Plan of Cherokee, Park Section 3, as shown of record in Book 843, pages 2 and 3, Register's Office of said County.

Said part of Lot No. 54 fronts 60 feet on the easterly side of Cherokee Road and extends back 188.43 feet on the northerly line and 168.86 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Barry P. Bryant and wife, Lisa Cowan, by Quitclaim Deed from Robert H. Cowan and wife, Cleo W. Cowan, of record in Book 6835, page 861, Register's Office for Davidson County, Tennessee.

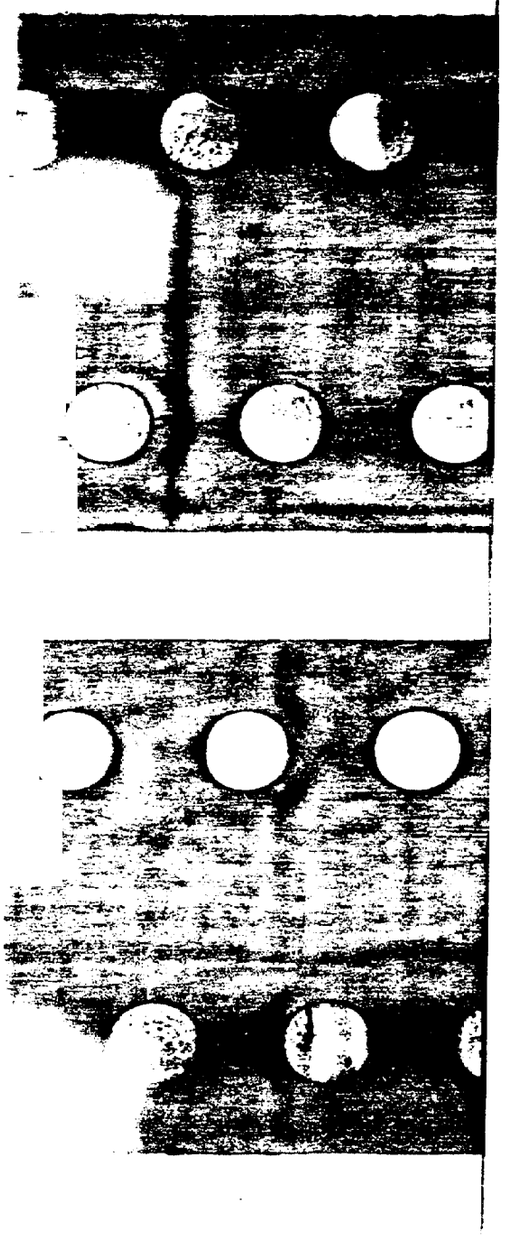
1435 05/01 0101 03CHECK 329.30

28939

IDENTIFICATION

MAY 1 10 57 AM '89

RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7828 PAGE 440

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 96000.00
CON TX 316.80
PRFEE 0.50
WDEED 12.00
TOTAL 329.30
CHECK 329.30

05/01/89 01 10:58 0001 1435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28939

IDENTIFICATION REFERENCE

MAY 1 10 57 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 204933