COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Cogan (NAME)	(Mortgagee) Goodwin Mortgage Corporation (NAME)	91-5
630 Vernon Avenue (STREET ADDRESS OR ROUTE NUMBER)	48 South Prescott, Suite 1 (STREET ADDRESS)	138
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38111 (CITY) (STATE) (ZIP)	08DA 24240

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, Clarence Anthony Nicholson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Cogan and wife, Mary M. Cogan, as tenants by the entirety.

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 the southerly half of Lot 12, Map showing Re-Subdivision of Westover Subdivision of Lot 37, Cockrill Plan, as of record in Book 421, Page 25, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated July 20, 1989 as follows:

Beginning at a point in the easterly margin of Vernon Avenue, said point being the northwest corner of the herein described lot; thence east 175 feet to a point; thence south 50 feet to a point; thence west 175 feet to a point in the easterly margin of Vernon Avenue; thence north 50 feet to the point of beginning.

Being the same property conveyed to Clarence Anthony Nicholson by Quitclaim Dee from Mary E. Hogue of record in Book 7622, Page 854, Register's Office for Davidson County, Tennessee.

NOTE: Lot No. 12 & 39 were erroneously conveyed in Deed Book 6941, Page 145 & Deed Book 7622, Page 854, said Register's Office. Said Deeds should have conveyed the southerly half of Lot 12 as referenced above.

This is { unimproved (X) / improved (X) } property, known as 630 Vernon Avenue, (House Number) (Street) Nashville, TN. 37209 (P. O. Address) (City or Town) (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 my hand this 28th day of July, 19 89

Clarence Anthony Nicholson

Clarence Anthony Nicholson

STATE OF TENNESSEE
Davidson County

BOOK 7901 PAGE 842

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Anthony Nicholson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1989.

Commission expires 5-22-93

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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
Clarence Anthony Nicholson

TO
James Cogan
Mary M. Cogan

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

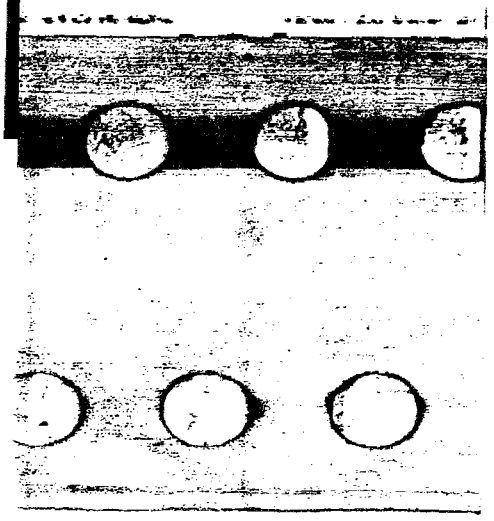
5 3 5 2 1

INDEXED REFERENCE

JUL 31 12 55 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

0472 07/31 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 7901 PAGE 843

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 51000.00
CON TX 168.30
PRFEE 1.00
WDEED 6.00
TOTAL 175.30
CHECK 175.30

07/31/89 01 12:56 0001 0472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5352 I.

IDENTIFICATION REFERENCE

JUL 31 12 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234070