mail

This instrument prepared by:
Fred E. Cowden, Jr.
211 Third Avenue North
Nashville, TN 37201

WARRANTY DEED BOOK 8042 PAGE 343

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Rudy Mariutto and wife, Rita Mariutto 4020 Woodlawn Drive Nashville, TN 37205	Same	103-16-11

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **FRED E. COWDEN, SR.**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto the said **RUDY MARIUTTO** and wife, **RITA MARIUTTO**, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 7th, formerly in the 10th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 6 and 7 on the Plan of Lora W. Goodall's Subdivision of Lot No. 1 of the Ensworth Property as of record in Book 421, page 84, Register's Office for said County, and a tract immediately east of same, being Lot No. 3 on the map showing a subdivision of the T.D. Webb Property, not of record described according to a survey made by W.W. Turner, Company, Engineers, May 12, 1952, as follows:

Beginning on the northeasterly margin of Woodlawn Drive at the northeast corner of the property conveyed to Frederic E. Cowden and wife, by deed from H.E. Smith, Jr. and wife, of record in Book 1784, page 485, said Register's Office; thence with the northeasterly margin of said Drive north 36 deg. 36' west 139 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots north 61 deg. 17' east 215.1 feet to the westerly line of Lot No. 2; thence with the line between lots 2 and 3 south 34 deg. 01' east 173.8 feet; thence south 70 deg. 40' west 215.5 feet to the beginning.

Being the same property conveyed to Fred E. Cowden, Sr. from Jake Fagenbaum by deed of record in Book 6972, Page 599, Register's Office for Davidson County, Tennessee.

Miriam M. Cowden joins in this conveyance for the purpose of conveying any and all rights she may have in the property.

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 I do covenant with the said grantees that I am 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 I do further covenant and bind myself, my 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have set our hands on this the 31st day of January, 1990.

Fred E Cowden
FRED E. COWDEN, SR.

Miriam M. Cowden
MIRIAM M. COWDEN

1341 02/08 0101 03CHECK 535.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **FRED E. COWDEN, SR.** and wife, **MIRIAM M. COWDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee this 31st day of January, 1990.

Melinda A. Crumbly
NOTARY PUBLIC

My commission expires: May 8, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $160.000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Rue J. Marcotte
AFFIANT

Sworn to and subscribed before me this 31st day of January, 1990.

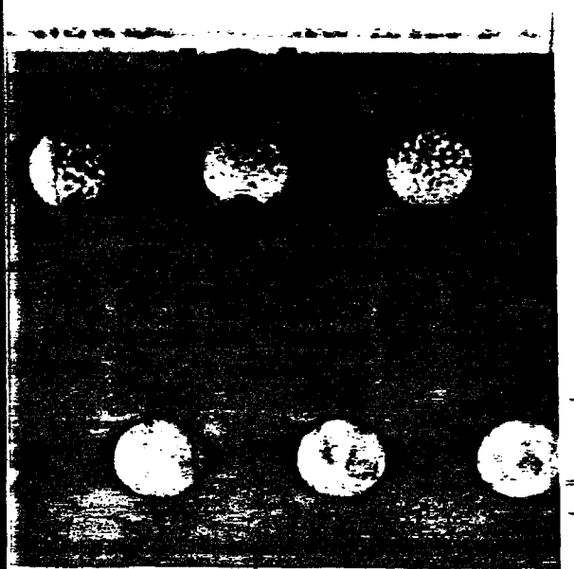
Melinda A. Crumbly
NOTARY PUBLIC

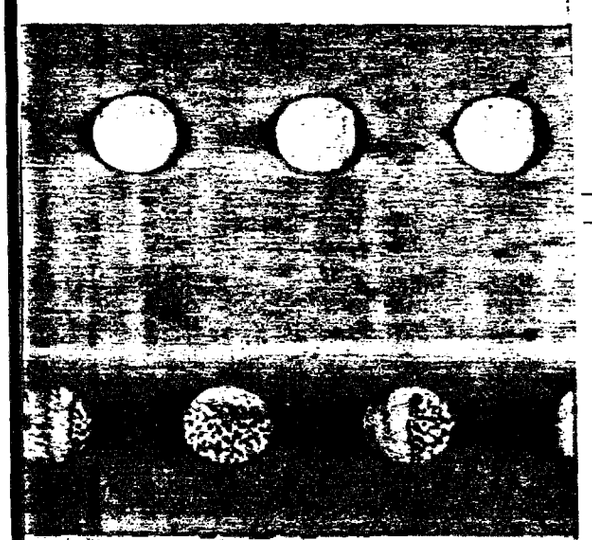
My commission expires: May 8, 1991

025566

IDENTIF. REFERENCE

FEB 9 52 AM '90





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

RECEIVED OF _____

FOR _____

BOOK 8042 PAGE 345

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	160000.00
CON TX	528.00
PRFEE	1.00
WDEED	6.00
TOTAL	535.00
CHECK	535.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/90 01 09:52 0001 1341

02566

IDENTIF. REFERENCE

FEB 8 9 52 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 291358