THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 8121 PAGE 215

ADDRESS NEW OWNER:
Ella R. Cobb
931 McClurkan Ave.
Nashville, TN. 37206

MORTGAGEE:
COUNTRYWIDE
LOAN # 1812677
155 N. Lake Ave.
Pasadena, CA. 91109-7137

MAP-PARCEL NUMBERS:
072-13-019
27W-26755

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James C. Taylor and wife, Robin R. Taylor

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ella R. Cobb

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office for said County.

SAID Lot No. 76 fronts 50 feet on the northerly margin of McClurkan Avenue and extends back between parallel lines 162.7 feet to a dead line.

BEING the same property conveyed to James C. Taylor and wife, Robin R. Taylor, by deed from Jerry Tramel and Andrea Tramel, of record in Book 7229, Page 14, Register's Office for Davidson County, Tennessee.

3U336 IDENTIF. REFERENCE JUN 1 12 52 PM '90 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

This is (an) improved property, known as 931 McClurkan Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of May, 19 90

James C. Taylor

Robin R. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of May, 19 90, before me personally appeared James C. Taylor and Robin R. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 3/11/91

Wm. C. Caldwell
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 8121 PAGE 216

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater. for this transfer is $ 49,699.47.

Ella R Cobb
Affiant

Subscribed and sworn to before me, this the 30 day of May, 1990.

Wm. C. Caldwell
Notary Public

My Commission Expires: 3/11/91

WARRANTY DEED

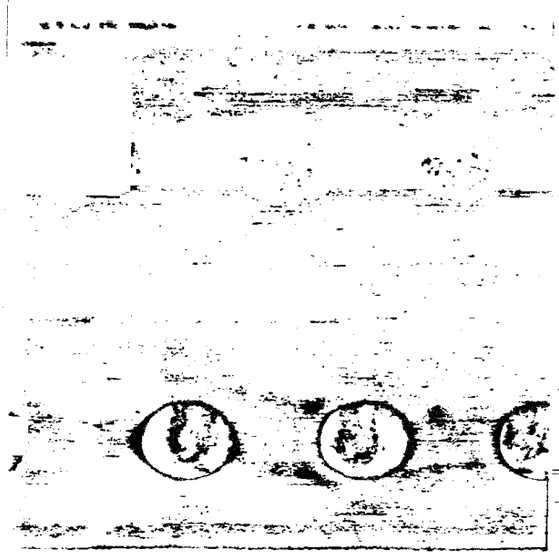
from:
James C. Taylor et ux

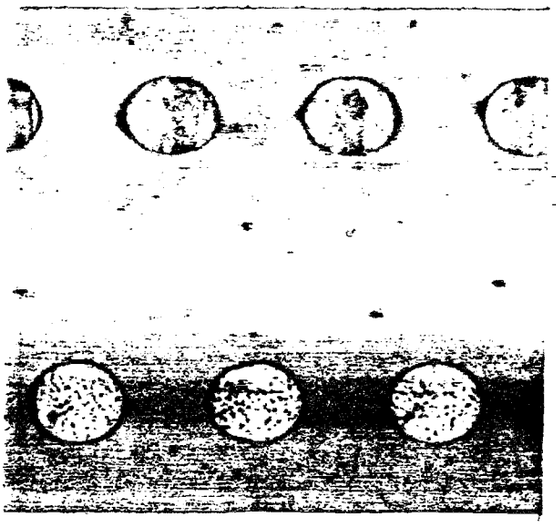
to:

Ella R. Cobb

Mail deed to:
REALTY WORLD-Caldwell
2002 Richard Jones Rd., C-203
Nashville, TN 37215
(615)383-2014; Res.791-6130
Wm. C. Caldwell

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 8121 PAGE 217

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 49699.47
CON TX 164.01
PRFEE 1.00
WDEED 6.00
TOTAL 171.01
CHECK 171.01

06/01/90 01 12:52 0001 6201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30336

IDENTIF. REFERENCE

JUN 1 12 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323926