FILE BOX 9

BOOK 8244 PAGE 519

THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $125,000.00.

Paul W. Cowan
Affiant

Subscribed and sworn to before this 20th day of November, 1990.

John J. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/13/91

75301

IDENTIF. REFERENCE

Nov 29 '90

DAVIDSON COUNTY

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
PAUL W. COWAN 2608 Oakland Avenue Nashville, Tennessee 37212	FIRST SOUTHERN FEDERAL SAVINGS BANK 4205 Hillsboro Rd., Ste 101B Nashville, TN 37215	MAP 117-4 PARCEL 96 24W-1355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($125,000.00), paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **JONATHAN JAGER and wife, KATHRYN E. GUEST,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAUL W. COWAN and wife, FRANCES F. COWAN,** 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 northerly 50.0 feet of the southerly 55.0 feet of Lot No. 193 in Belmont Land Company's Plan of Lots, called "Belmont Heights", of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 193 fronts 50.0 feet on the easterly side of Oakland Street and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Jonathan Jager and wife, Kathryn E. Guest, by deed from Phillip H. Tritschler and wife, Frances K. Tritschler, of record in Book 5135, page 714, Register's Office for Davidson County, Tennessee.

This is improved property known as 2608 Oakland Avenue, Nashville, Tennessee 37212.

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

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of November, 1990.

JONATHAN JAGER

KATHRYN E. GUEST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JONATHAN JAGER and wife, KATHRYN E. GUEST, the 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 this 20th day of November, 1990.

Notary Public

My Commission Expires:

1-23-94

0581 11/28 0101 03CHECK 419.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8244 PAGE 521

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 125000.00
CON TX 412.50
PRFEE 1.00
WDEED 6.00
TOTAL 419.50
CHECK 419.50

11/28/90 01 09:53 0001 0581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75301

IDENTIF. REFERENCE

NOV 28 9 53 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 376549