THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8413 PAGE 28

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREDERIC E. COWDEN	NEW OWNERS	Map 116-16-A
(NAME)	(NAME)	
4108 Estes Road		Parcel 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B. 7DA32055
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MALCOLM O. PERRY AND WIFE, JEANNINE P. PERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERIC E. COWDEN, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 6-B, together with the appurtenant interest in the common elements of "The Garden", Lots 3, 4, 5 & 6 Condominium, a horizontal property regime established by Master Deed, of record in Book 5537, page 793, made applicable in Book 5679, page 91 amended in Book 5810, page 71, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 6 on the Plan of Resubdivision of Lots 3, 4, 5 & 6 of The Garden of record in Plat Book 5800, page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malcolm O. Perry and wife, Jeannine P. Perry by deed from Robert L. Reeves and wife, Dean G. Reeves of record in Book 7382, page 965, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Charter of Incorporation of record in Book 5815, pages 975 & 979; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 5537, page 793, made applicable in Book 5679, page 91, amended in Book 5810, page 171; (4) Easements of record in Book 5435, page 336, and in Book 4285, page 7; and (5) All matters appearing on the Plan of record in Plat Book 5800, page 51, said Register's Office.

unimproved (XX)
This is improved (XX) property, known as 4108 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of August, 1991

Malcolm O. Perry by Lee Loving Jeannine P. Perry by Lee Loving

~~MALCOLM O. PERRY~~
BY: Lee Loving, Attorney-In-Fact for the said Malcolm O. Perry, by Power-of-Attorney recorded simultaneously herewith.

~~JEANNINE P. PERRY~~
BY: Lee Loving, Attorney-In-Fact for the said Jeannine P. Perry by Power-of-Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Loving, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Malcolm O. Perry and wife, Jeannine P. Perry, and is authorized by the said Malcolm O. Perry and wife, Jeannine P. Perry to execute this instrument on their behalf.

Witness my hand, at Office, this 2nd day of August, 1991.

Notary Public

My Commission Expires:

1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 91

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED 3 6 5 U 4.

FROM MALCOLM O. PERRY AND WIFE, JEANNINE P. PERRY

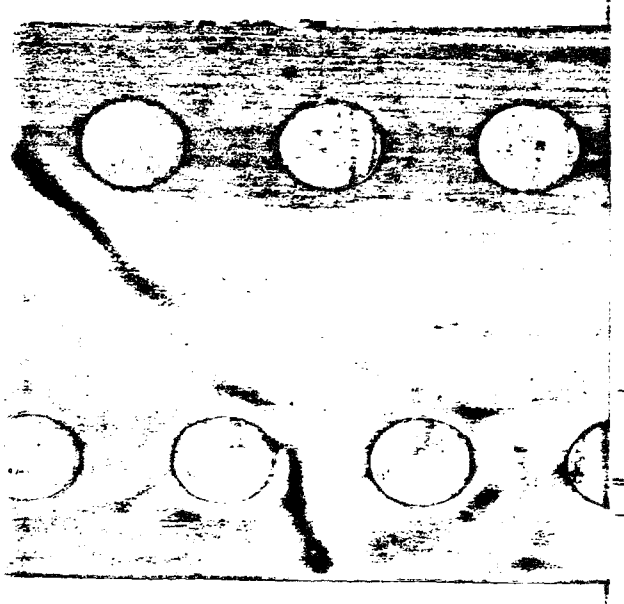
IDENTIFICATION REFERENCE

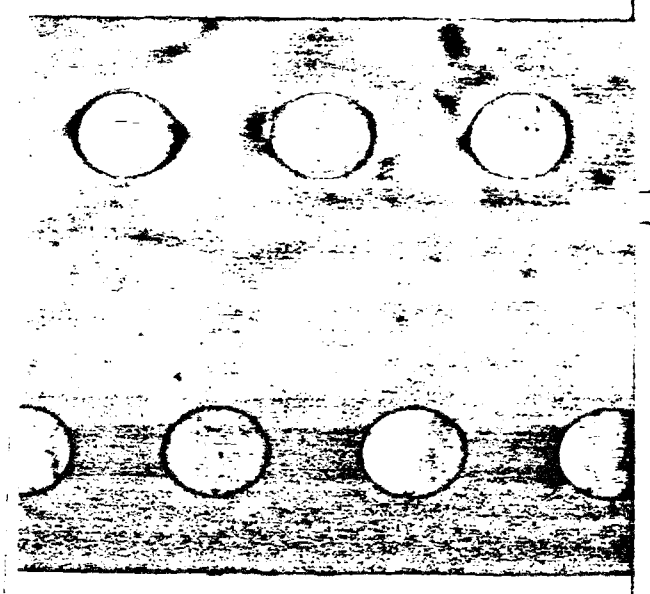
FILED AUG 2 3 15 PM '91
FELIX P. WILSON CLERK OF CHANCERY COURT DAVIDSON COUNTY TN

TO FREDERIC E. COWDEN

913.50 08/02 0101 CHECK 0550

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 8413 PAGE 30

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 245000.00
CON TX 906.50
PRFEE 1.00
WDEED 6.00
TOTAL 913.50
CHECK 913.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/02/91 01 15:18:5001 0550

36504.

IDENTIFICATION REFERENCE

AUG 2 3 15 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 447143