68641

IDENTIF. + REFERENCE

Box 50
TC

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

93 SEP 30 AM 10:31

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
Ronald E. Cousin
504 Barclay Square Court
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 149-9
GROUP
PARCEL 164

WARRANTY DEED

BOOK 9098 PAGE 95

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael L. Garland, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ronald E. Cousin and wife, Melissa Dawn Cousin, 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:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Barclay Square, Section 3, of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 61 fronts 50.81 feet on the westerly margin of Barclay Square Court, and extends back 129.16 feet on the northerly line and 118.65 feet on the southerly line, to a line on the rear which is a broken line on which it measures 84.95 feet.
>
> Being the same property conveyed to Michael L. Garland by deed from Philip H. Jones, II and wife, Sandra K. Jones as of record in Book 7830, page 950, Register's Office for Davidson County, Tennessee.
>
> The said Cathy Cauble Garland joins in this conveyance for the purpose of conveying any marital intersest she may have.

This is improved property known as 504 Barclay Square Court, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which have been pro-rated.
2. Restrictive Covenants contained in an instrument of record in Book 4872, page 490, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 4675, page 154, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Ronald E. Cousin, and wife, Melissa Dawn Cousin their heirs and assigns, forever; and I, Michael L. Garland, do covenant with the said Grantees that I am the 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of September, 1993.

Michael L. Garland

Cathy Cauble Garland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael L. Garland and wife, Cathy Cauble Garland, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of September, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

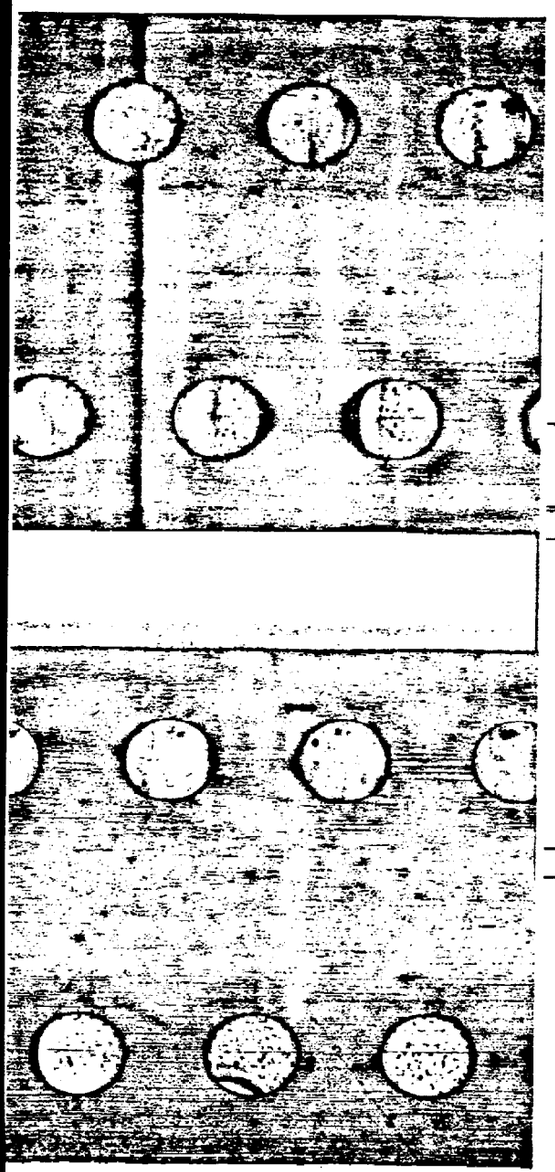
The actual value or consideration, whichever is greater, for this transfer is $ 69,900.00.

Janice A. Hudson
AFFIANT

Subscribed and sworn to before me
this 29th day of September, 1993.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

1558 09/30 0101 03CHECK 267.63



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

RECEIVED OF _____

FOR _____

BOOK 9098 PAGE 97

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 69900.00
				CON TX 258.63
				PRFEE 1.00
				MDEED 8.00
				TOTAL 267.63
				CHECK 267.63
			09/30/93 01	10:34 0001 1558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68641
IDENTIF. & REFERENCE

93 SEP 30 AM 10:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 703916