Bk 58

WARRANTY DEED

BOOK 9211 PAGE 729

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

David M. Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF January 19 94

Ann B. Waddell
Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Cowan	NEW OWNER	MAP 116-16-B
(NAME)	(NAME)	
120 Wentworth Avenue	120 Wentworth Avenue	PARCEL 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Wolfgang E. Sauerman and wife, Kathryn K. Sauerman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Cowan and wife, Lucile A. 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Second Revision, The Iroquois of Nashville, of record in Book 6900, pages 61 and 62, as correct by Surveyors Certificate of correction of record in Book 8475, page 511, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wolfgang E. Sauerman by deed from Issac Donald Everly, a single person, of record in Book 8825, page 446, Register's Office for Davidson County, Tennessee.

Kathryn K. Sauerman joins in this conveyance to convey any and all interest she may have in said property.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 and subsequent years taxes, assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 6900, pages 61 and 62, corrected in Book 8475, page 511 and amended in Book 8881, page 412; restrictive covenants of record in Book 6657, page 683, Book 6684, page 243, amended in Book 6820, page 732 and Book 7523, page 828; easement for storm water detention of record in Book 6400, page 650, said Register's Office; and Homeowners Association Assessments.

NOTE: Wolfgang E. Sauerman is one and the same person as Wolfgang E. Sauermann and Kathryn K. Sauerman is one and the same person as Kathryn K. Sauermann.

unimproved ( )
This is improved (X) property, known as 120 Wentworth Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hand S this 3rd day of January 19 94

Wolfgang E. Sauerman

Kathryn K. Sauerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wolfgang E. Sauerman and wife, Kathryn K. Sauerman

the bargainor s, 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 at Nashville, Tennessee, this 3rd day of January 19 94

Commission expires 3/23/96

Ann Bladdell
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

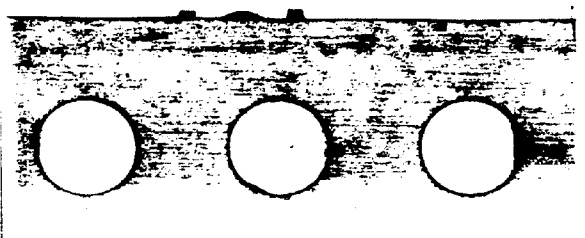
_____
Notary Public

6312 01/05 0101 03CHECK 1174.50

IDENTIF. & REFERENCE

94 JAN -5 PM 2:56

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

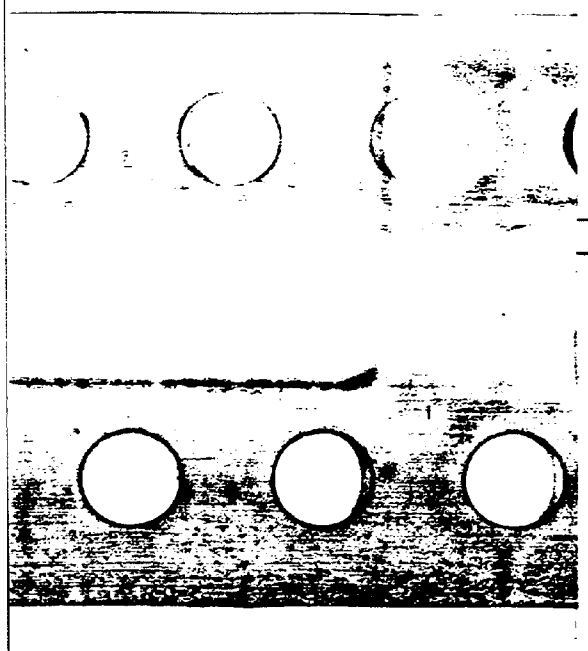
FOR _____

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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	315000.00
			CON TX	1165.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1174.50
			CHECK	1174.50
01/05/94	01	14:56 0001		6312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04470
IDENTIF. ↑ REFERENCE

96 JAN -5 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742335