WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 1960676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Michael W. Cothern, et ux	Same	M -082-160
Donna M. Cothern and		P -76
William C. Cothern, et ux		
Dorothy Cothern		
7428 Bidwell Road Joelton TN 37080		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00 .

Michael W. Cothern
Affiant

SWORN TO AND SUBSCRIBED before me this the 3rd day of January 1994.

Melanie L. Gibbs
Notary Public

My Commission Expires:
11-22-97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JAMES H. WITT, CHARLES F. HUFFINES and wife, SHIRLEY A. HUFFINES, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto MICHAEL W. COTHERN and wife, DONNA M. COTHERN and WILLIAM C. COTHERN and wife, DOROTHY COTHERN, hereinafter referred to as Grantees, their heirs, successors 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 the Eastern part of Lot No. 36, Barrow's Addition to Edgefield, as per plan of record on Page 13 of Plan Book 1 of Chancery Court, and the Western part of Lot No. 7 in M. Vaughn's Plan of Lots, as of record in Book No. 21, page 143, said Register's Office, which Lot No. 7 includes the west part of Lot No. 13 in R.W. Brown's Plan and the west part of Lot No. 1 in the Plan of the Subdivision of Lot No. 15 in Payne's Plan, described as follows:

BEGINNING in the southern margin of Woodland Street at the northeast corner of a Lot of land conveyed by A.V.S. Lindsley and wife, to H.S. Cherry, by deed of record in Book 89, page 3, Register's Office for said County; running thence with the east line of said Cherry lot Southerly 170 feet to an alley; thence with the northern margin of said alley, Easterly 86 feet to the southwest corner of a lot of ground conveyed by said Lindsley and wife to Pat O'Connell by deed of record in Book 93, page 502, said Register's Office; thence with the west line of said O'Donnell Lot Northerly 170 feet to the southern margin of Woodland Street; thence with the southern margin of said Woodland Street westerly 86 feet to the beginning.

BEING the same property conveyed to Charles F. Huffines and wife, Shirley A. Huffines and James H. Witt and wife, Ruth S. Witt by deed from Ruth Bradley Strong of record in Book 4813, page 715, and by deed from Ruth S. Witt to James H. Witt of record in Book 8107, page 829, Register's Office for Davidson County, Tennessee.

THIS is commercial property and not the principal residence of the grantors.

Subject to taxes for the year 1994, a lien but not yet due and payable.

This is improved property, known as 914 Woodland Street.

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1994 which the Grantees herein assume and agree to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 3rd day of January 1994.

James H Witt
JAMES H. WITT

Charles F Huffines
CHARLES F. HUFFINES

Shirley A. Huffines
SHIRLEY A. HUFFINES

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 JAMES H. WITT, CHARLES F. HUFFINES and wife, SHIRLEY A. HUFFINES, 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, at Nashville, Tennessee, on this the 3rd day of January 1994.

Melanie L. Lasley
Notary Public

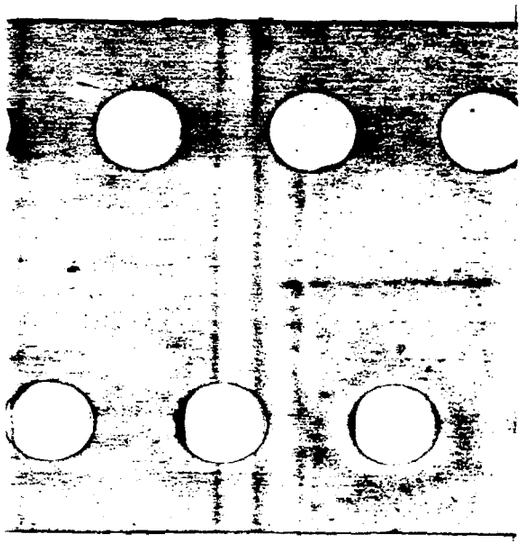
My Commission Expires: 11-22-97

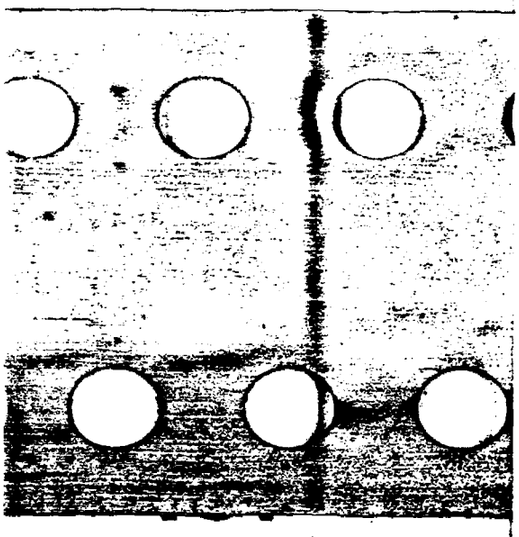
94 JAN 20 AM 9:
FELIX Z. [illegible]
DAVIDSON COUNTY.

09116
IDENTIF. ◆ REFERENCE

1284 01/20 0101 03CHECK 286.50

C:\HMB\REAL\WITT-J.WD\14-745





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

RECEIVED OF _____

FOR _____

BOOK 9224 PAGE 707

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 286.50
				CHECK 286.50
01/20/94	01	09:59	0001	1284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09116 IDENTIF. & REFERENCE

94 JAN 20 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.747249