BOOK 9325 PAGE 881

File Box 49
94-24180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,250.00

Milton McClain Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1994

Notary Public

MY COMMISSION EXPIRES 11/22/97

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION *
424 Church Street, Suite 200, Nashville, Tennessee 37219
* 104 Woodmont Blvd., Suite 201, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Milton McClain, Jr. (NAME)	Same (NAME)	69-16-188
1810 County Hospital Road (STREET ADDRESS OR ROUTE NUMBER)	1619 Emerald Drive (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37218 (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, WE, James Donald Cowell, Charles William Cowell and Virginia Fortner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton McClain, Jr.

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. 18 on the Plan of J. J. Pate's Subdivision of Lots Nos. 9-12 and 20-23 of G. T. Sheegogs Subdivision, as of record in Plat Book 421, Page 191, as shown on Plat of record in Plat Book 843, Page 43 in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

BEING the same property conveyed to R. W. Cowell and wife, Catherine B. Cowell a/k/a Katherine Baker Cowell by Deed of record in Book 1102, Page 67, Register's Office for Davidson County, Tennessee. The said R. W. Cowell and Katherine Baker Cowell having both since died. The property is now vested in James Donald Cowell, Charles William Cowell and Virginia Fortner by the Last Will and Testament of Katherine Baker Cowell, of record in Will Book 154, Page 168, Probate Court of Davidson County, Tennessee.

This property is not, nor has it ever been, the principal place of residence of any of the grantors and/or their spouses.

unimproved ( )
This is improved (X) property, known as 1810 County Hospital Road (House Number) (Street) Nashville, TN 37218 (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. Whenever 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 27th day of April, 1994

x James Donald Cowell
James Donald Cowell

x Charles William Cowell
Charles William Cowell

x Virginia Fortner
Virginia Fortner

STATE OF TENNESSEE
COUNTY OF Davidson }

BOOK 9325 PAGE 882

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Donald Cowell, Charles William Cowell and Virginia Fortner

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, this 27th day of April, 19 94

Commission expires 11/22/97

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

0101 03CHECK 87444

WARRANTY DEED

FROM

James Donald Cowell, Charles William Cowell and Virginia Fortner

TO

Milton McClain, Jr.

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

94 APR 28 AM 11:55

FEE AMT. PAID
REGISTER
DAVIDSON COUNTY, TN.

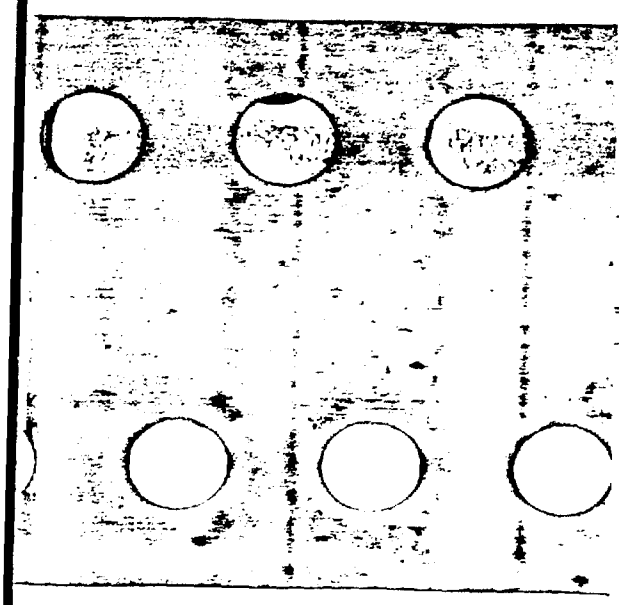
43825

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

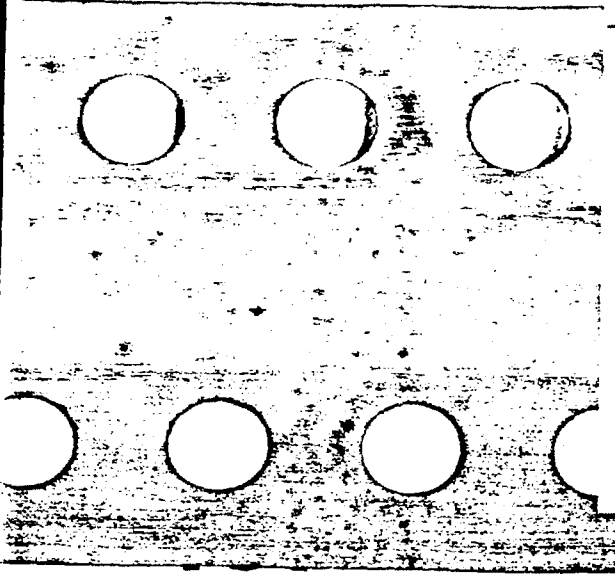
BOOK 9325 PAGE 883

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	21250.00
CON TX	78.44
PRFEE	1.00
WDEED	8.00
TOTAL	87.44
CHECK	87.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9207



43825
IDENTIF. & REFERENCE

94 APR 28 AM 11:55

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 784323