FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 7-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Gene Cowart (NAME)	Source One Mortgage Services (NAME)	53-12
109 Hamblen Avenue (ADDRESS)	27555 Farmington Road (ADDRESS)	215
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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, Harold W. Troutt and wife, Bonnie B. Troutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Gene Cowart and wife, Denise Michelle Cowart

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:

Being the southerly 138' of Lot 8 and the easterly 10' of the southerly 138' of lOt 7 on the plan of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, of record in Plat Book 974, Page 11, Register's Office ofr Davidson County, Tennessee, and being described as follows:
Said parts of Lots 7 and 8 front together 70' on the northeasterly side of Hamblin Avenue, and extends back between lines 138' on a line in the rear on which it measures 70' thereon.

Being part of the same property conveyed to Harold W. Troutt and wife, Bonnie B. Troutt by Deed from Charles Randy Miller and wife Kathy Richter Miller, of record in Deed Book 5029, Page 148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

68014
IDENTIFICATION REFERENCE
94 JUL -6 AM 8:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 109 Hamblen Avenue, Old Hickory, Tennessee 37138
(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 1st day of July, 19 94

Harold W. Troutt
Harold W. Troutt

Bonnie B. Troutt
Bonnie B. Troutt

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 Harold W. Troutt and wife, Bonnie B. Troutt

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 1st day of July, 19 94.

Commission expires 7.23.94

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

RETURN TO:
CUMBERLAND TITLE COMPANY

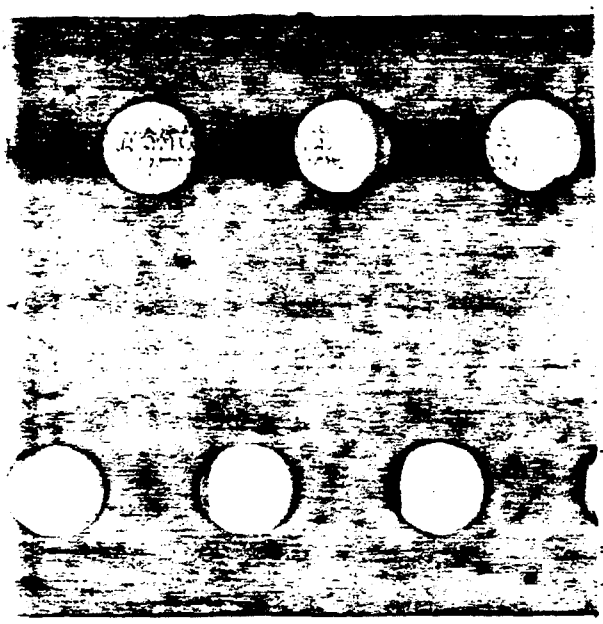
[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

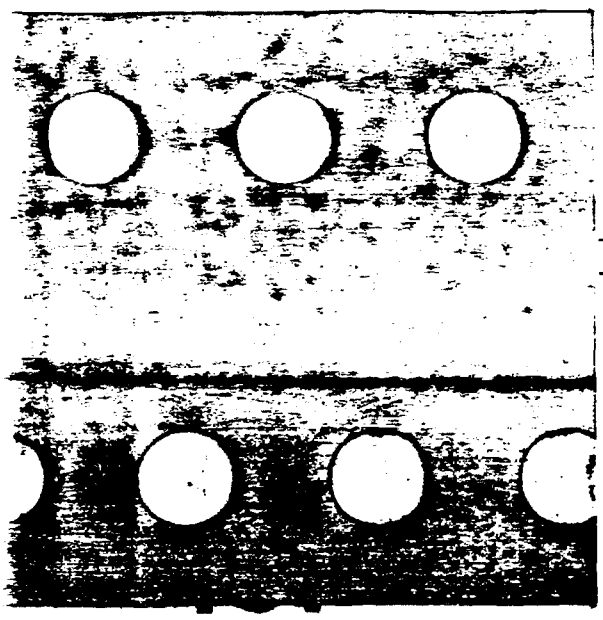
[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

3627 07/06 0101 03[illegible]CK
230.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9398 PAGE 383

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 59900.00
				CON TX 221.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 230.63
				CHECK 230.63
07/06/94	01	08:19	0001	3627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68014
IDENTIF. & REFERENCE

94 JUL -6 AM 8:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 810272