File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9418 PAGE 658

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12626

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BW/BC	MAP PARCEL NUMBERS
BETH W. COSGROVE (NAME)	NEW OWNER (NAME)	Map 115-16
6140 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 44
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 8DZ-71305

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, THOMAS E. ANDERTON AND WIFE, LINDA C. ANDERTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETH W. COSGROVE AND HUSBAND, DAVID H. COSGROVE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 on the Plan of West Meade Farms, Inc. Section "A", as of record in Plat Book 1424, page 143, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas E. Anderton and wife, Linda C. Anderton by deed from Wayne R. Simmons and wife, Elizabeth Anne Simmons of record in Book 3059, page 71, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the Plan of record in Plat Book 1424, page 143, said Register's Office.

94 JUL 27 AM 10:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

75161

unimproved ( )
This is improved (XX) property, known as 6140 Jocelyn Hollow Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of July, 1994.

Thomas E. Anderton
THOMAS E. ANDERTON

Linda C. Anderton
LINDA C. ANDERTON

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. ANDERTON AND WIFE, LINDA C. ANDERTON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of July, 19 94.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Beth W. Cosgrove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 1994.

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

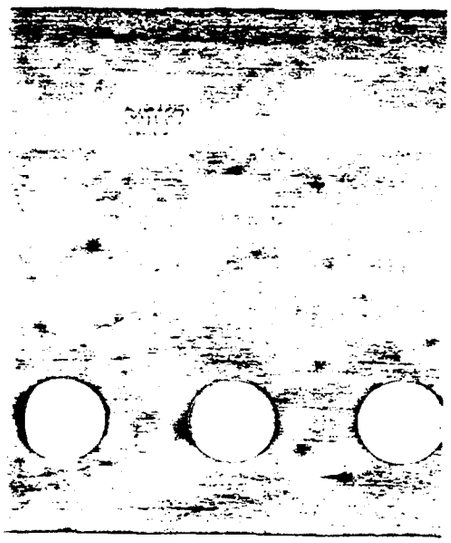
Notary Public

WARRANTY DEED

FROM THOMAS E. ANDERTON AND WIFE, LINDA C. ANDERTON

TO BETH W. COSGROVE AND HUSBAND, DAVID H. COSGROVE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

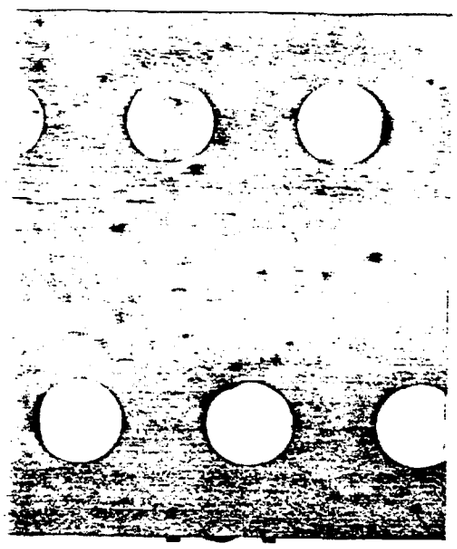
RECEIVED OF _____

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
233000.00
CON TX 862.10
PRFEE 1.00
WDEED 8.00
TOTAL 871.10
CHECK 871.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/94 01 10:57 0001 1338

75161
IDENTIF. ↑ REFERENCE

94 JUL 27 AM 10:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817895