BOOK 9425 PAGE 286

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35554)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 139500.00

Jackson Daniel Cothren

Affiant

Sworn and subscribed before me this 29th day of July, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Bernice S. Cothren Jackson Daniel Cothren, IV 45 Vaughns Gap Road Nashville, TN 37205	Sunbelt National Mortgage Corp. 2974 LBJ Freeway Suite 200 Dallas, TX 75234	129-15-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel H. Lott and spouse, Jeannie Lott,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bernice S. Cothren and spouse, Jackson Daniel Cothren, IV,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Section 2 Warner Park Valley, of record in Book 3600, page 20, Register's Office for said County.

SAID Lot No. 8 fronts 97.0 feet on the westerly margin of Vaughn's Gap Road and extends back 206.3 feet on the northerly line and 215.0 feet on the southerly line to a dead line in the rear, measuring 97.39 feet thereon.

BEING the same property conveyed to Sam H. Lott, Jr. and wife, Paula D. Lott by deed from Murphree Realty Company of record in Book 4083, page 86, said Register's Office. Sam H. Lott, Jr. and Paula D. Lott have since been divorced by Final Decree of the Probate Court of Davidson County, Tennessee, Docket #61385. Said Final Decree divests said property out of Paula D. Lott and vests property solely in Sam H. Lott, Jr., a certified copy of which is of record in Book 5324, page 996, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 3502 Page 153 and Book 3640, page 40 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Samuel H. Lott and Jeannie Lott by Carolyn Birdwell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.
Jeannie Lott joins in to convey any marital interest she may have in the transaction.

Samuel H. Lott is also known as Sam Houston Lott, Sam Houston Lott, Jr., Samuel H. Lott, Samuel H. Lott, Jr.,

This is improved property, known as: 45 Vaughns Gap Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 1994.

Samuel H. Lott

Samuel H. Lott, By: Carolyn Birdwell, Atty-In-Fact

Jeannie Lott

Jeannie Lott, by Carolyn Birdwell, Atty-in-Fact

IDENTIF. & REFERENCE 77253

94 AUG -2 AM 10:58

PELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

52 0101 03CHECK 525-15

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 **Carolyn Birdwell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Samuel H. Lott and Jeannie Lott**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1994.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Samuel H. Lott

TO: Bernice S. Cothren and Jackson Daniel Cothren, IV

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Carolyn Birdwell

Carolyn Birdwell, Affiant

Sworn to and subscribed before me this

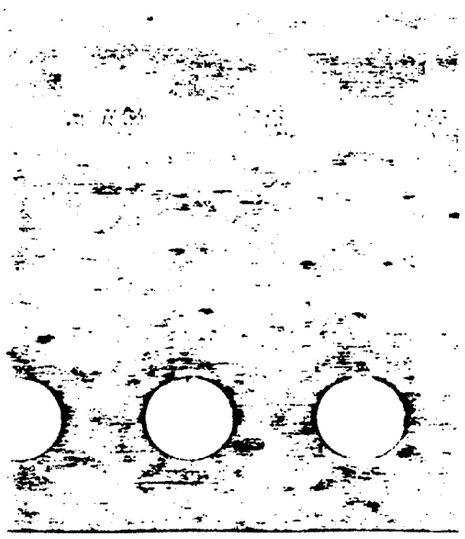
29th day of July, 1994.

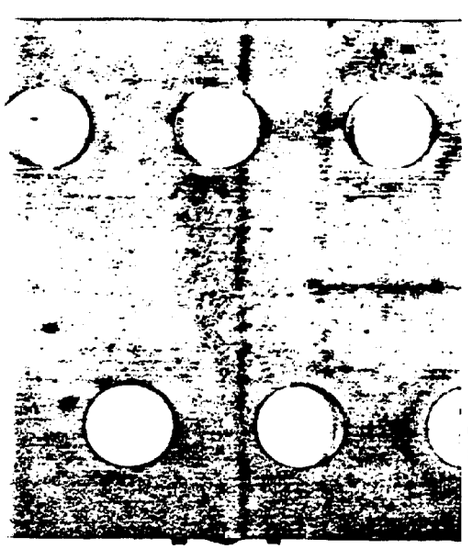
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

EXP. 7/27/96





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 139500.00
CON TX 516.15
PRFEE 1.00
WDEED 8.00
TOTAL 525.15
CHECK 525.15

08/02/94 01 10:58 0001 3566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77253

IDENTIF. & REFERENCE

94 AUG -2 AM 10:58

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

No. 820095