9545

BOOK 9545 PG 216

14-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

E. Philip Grammer Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF December 19 94

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. PHILIP GRAMMER, JR. (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 142-09-O-H
9131 SAWYER BROWN ROAD (ADDRESS)	750 OLD HICKORY BOULEVARD, #286 (ADDRESS)	PARCEL 099 CO
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	FB NO. 09D 81810

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 C. COWAN, III AND WIFE, CATHY C. COWAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. PHILIP GRAMMER, JR. AND WIFE, LINA GRAMMER

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:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 9131 as shown on the Plan of River Plantation, Section IX, Phase II-B, of record in Book 7900, Pages 364 and 365 and described in a Master Deed establishing horizontial property regime with repsect to River Plantation Condominiums, of record in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more accurate and complete identification and description of said Unit.

BEING the same property conveyed to James C. Cowan, III and wife Cathy C. Cowan, by Deed from Haury & Smith Contractors, Inc. of record in Book 8887, Page 600, Register's Office for Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section IX, Phase II-B.

unimproved ( )
This is improved (X) property, known as 9131 SAWYER BROWN ROAD, NASHVILLE, TN 37221
(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 9th day of December 19 94

James C. Cowan, III
JAMES C. COWAN, III

Cathy C. Cowan
CATHY C. COWAN

9545

BOOK 9545 PG 217

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 C. COWAN, III AND WIFE, CATHY C. COWAN

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 9th day of December 19 94.

Commission expires 7/25/98

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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, a 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

17075

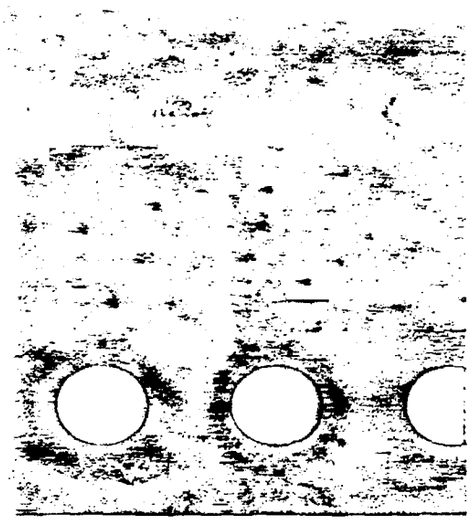
IDENTIF. # REFERENCE

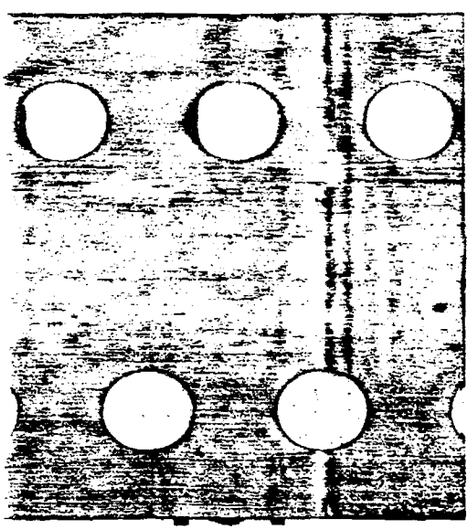
94 DEC 14 AM 10:20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2913 12/14 0101 03CHECK 534.40

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9545 PG 218

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 142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
TOTAL ~~534.40~~
CHECK ~~534.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/94 01 10:21 0001 2913

17075
IDENTIF. ↑ REFERENCE

94 DEC 14 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862873