9545

BOOK 9545 PG 229

14-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Cathy C Cowan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE JOHN T. COOK

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
JAMES C. COWAN, III (NAME)	SOUTHEASTERN MORTGAGE OF TN, INC. (NAME)	Map 142-11-O
7204 BIRCH BARK DRIVE (ADDRESS)	565 MARRIOTT DRIVE, SUITE 250 (ADDRESS)	Parcel 099.00
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37214 (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, E. PHIL GRAMMER AND WIFE, LINA W. GRAMMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. COWAN, III AND WIFE, CATHY C. COWAN

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. 39 on the Plan of Section II, Valley West of record in Book 3600, Page 86, Register's Office for Davidson County, Tennessee, as follows: Said Lot No. 39 fronts 108 feet on the westerly side of Birch Bark Drive and extends back 170.99 feet on the northerly line and 181.05 feet on the southerly line, to a dead line in the rear on which it measures 132.60 feet, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to E. Phil Grammer and wife Lina W. Grammer, by Deed from Thomas W. McClare and wife Clara June McClare, of record in Book 5128, Page 454, and re-recorded at Book 5246, Page 812, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3833, Page 789, as amended in Book 3838, Page 501, and in Book 4238, Page 811, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Eugene Philip Grammer, Jr., Eugene Philip Grammer, E. Philip Grammer, E. Philip Grammer, Jr., E. Phil Grammer, E. Phil Grammer, Jr., are one and the same person.

unimproved ( )
This is improved (X) property, known as 7204 BIRCH BARK DRIVE, 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

E. Phil Grammer
E. PHIL GRAMMER

Lina W Grammer
LINA W. GRAMMER

STATE OF TENNESSEE

BOOK 9545 PG 230

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. PHIL GRAMMER AND WIFE, LINA W. GRAMMER

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 7/26/97

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 _____ 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

IDENTIF. # REFERENCE

17077

94 DEC 14 AM 10:27

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

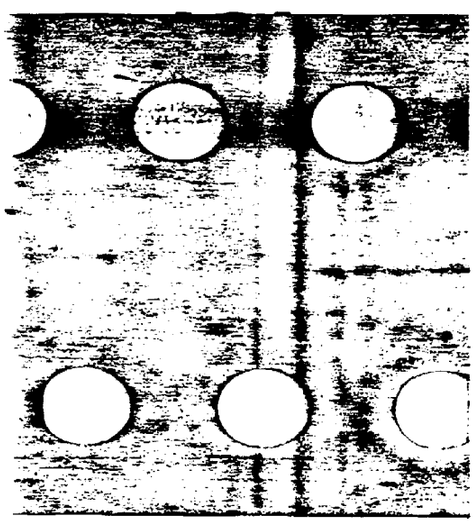
2915 12/14 0101 03CHECK

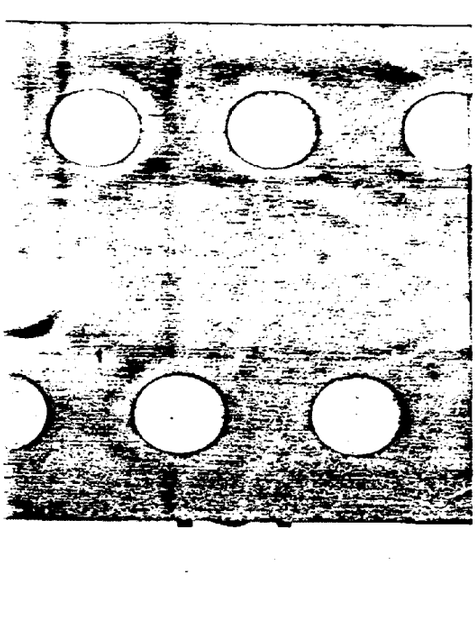
434.50

CTN01W

9545

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





RECEIVED OF _____

FOR _____

BOOK 9545 PG 231

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL ~~434.50~~
CHECK ~~434.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/94 01 10:28 0001 2915

17077
IDENTIF. ← REFERENCE

94 DEC 14 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862875