SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9604 PG 406

ADDRESS NEW OWNER:
Bradley Dale Reed and Daphne Renee Hawkins
258 Hickorydale Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 94-12
GROUP
PARCEL 14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wade E. Cowell and wife, Mary C. Cowell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bradley Dale Reed and Daphne Renee Hawkins, as Tenants in common with a right of survivorship, both unmarried persons, 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. 50 on the Plan of Clover Nook, of record in Book 2900, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wade E. Cowell and wife, Mary C. Cowell by deed from C.C. Adams and wife, Irene H. Adams, as of record in Book 3313, page 79, Register's Office for Davidson County, Tennessee.

This is improved property known as 258 Hickorydale Drive, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters as shown on the plan of record in Book 2900, page 52, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bradley Dale Reed and Daphne Renee Hawkins, as Tenants in common with a right of survivorship, both unmarried persons, their heirs and assigns, forever; and we, Wade E. Cowell and wife, Mary C. Cowell, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 24th day of February, 1995.

Wade E. Cowell

Wade E. Cowell

Mary C. Cowell

Mary C. Cowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wade E. Cowell and wife, Mary C. Cowell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: [illegible] 1996

5194 02/27 0101 03CHECK 303.15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 79,500.00.

Bradley Dale Reed

AFFIANT

Subscribed and sworn to before me this 24th day of February, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

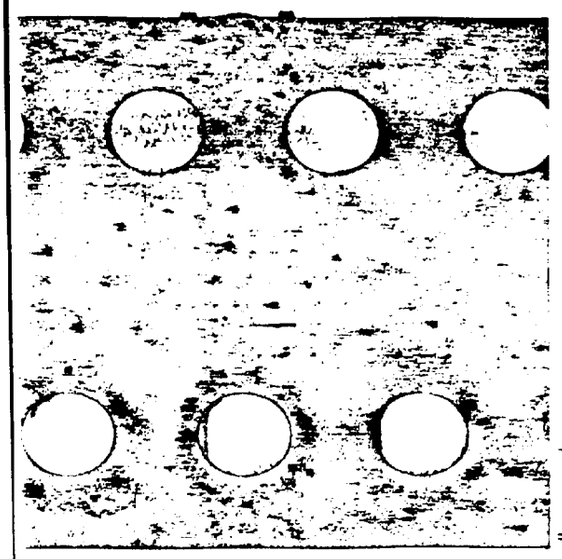
NOTARY PUBLIC
My Commission Expires: [illegible] 1996

37314

IDENTIFICATION REFERENCE

95 FEB 27 AM 11:41

FILED [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

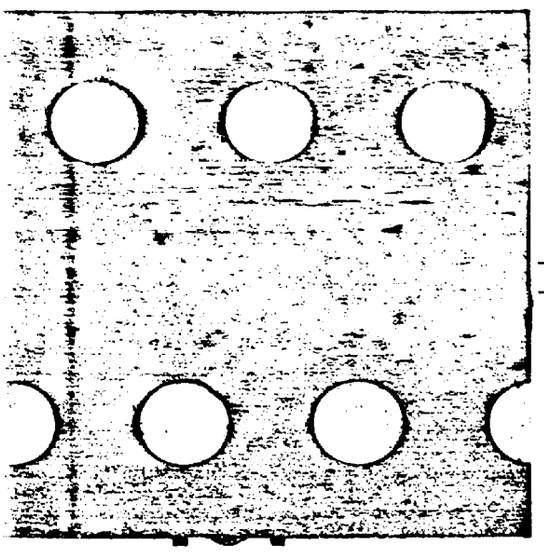
RECEIVED OF _____

FOR _____

BOOK 9604 PG 408

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	79500.00
CON TX	294.15
PRFEE	1.00
WDEED	8.00
TOTAL	303.15
CHECK	303.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 11:41 0001 5194

37314

IDENTIF. & REFERENCE

95 FEB 27 AM 11:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884866