9662

BOOK 9662 PG 517

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **25th** day of **April, 1995** by and between

CARMEN M. COWDEN and FRED E. COWDEN, JR., WIFE AND HUSBAND ,

hereinafter referred to as Grantor, and

DEMETRIUS N. HARPER, AN UNMARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 301 ON THE PLAN OF BUENA VISTA ESTATES, SECTION 6, OF RECORD IN BOOK 4660, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 301 FRONTS 69.20 FEET ON THE NORTHWESTERLY MARGIN OF SUNNYVIEW DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE ON WHICH IT MEASURES 64.41 FEET.

BEING THE SAME PROPERTY CONVEYED TO CARMEN M. COWDEN BY DEED FROM THE 20TH JUDICIAL DISTRICT DRUG TASK FORCE, OF RECORD IN BOOK 9025, PAGE 311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID FRED E. COWDEN, JR. JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST HE MAY HAVE IN SAID PROPERTY, MARITAL OR OTHERWISE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Carmen M. Cowden
CARMEN M. COWDEN

FRED E. COWDEN, JR.

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INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CARMEN M. COWDEN and FRED E. COWDEN, JR., WIFE AND HUSBAND**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **April, 1995.**

Sandy King
Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$65,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dennis N. Hayes
Affiant

Subscribed and sworn to before me this **25th** day of **April, 1995.**

Sandy King
Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

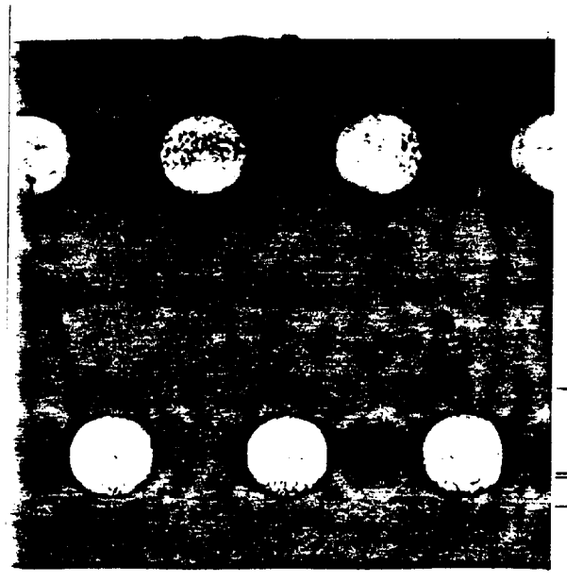
SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

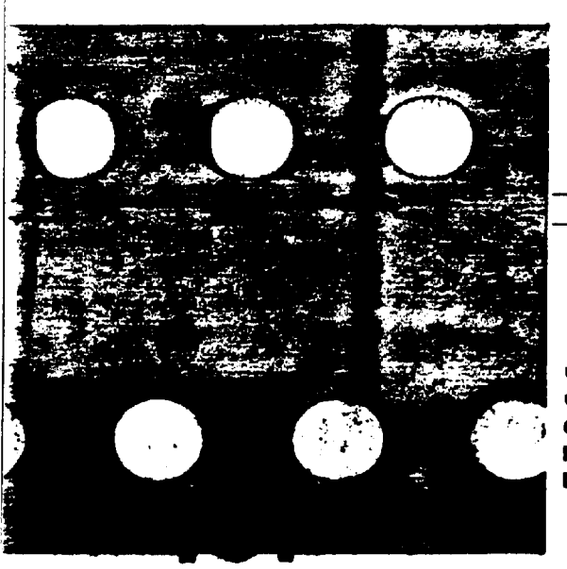
RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	THE BANK OF GREEN HILLS 4205 HILLSBORO ROAD, SUITE 101 NASHVILLE, TN. 37215	2992 SUNNYVIEW DRIVE NASHVILLE, TN. 37218 MAP PARCEL NUMBER 059-05-0

95 MAY -3 AM 10:12
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

57266
IDENTIFICATION REFERENCE

95114 05/03 11:01 03CHECK 249.50





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	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	249.50
			CHECK	249.50
05/03/95	01		10:16 0001	7114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57266
IDENTIF. ↑ REFERENCE

95 MAY -3 AM 10: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906533