WARRANTY DEED BOOK 9665 PG 645

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676
615/244-6670

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Michael W. Cothern, et ux	Same	Map #081-120
Donna Cothern		Parcel #4.00
7428 Bidwell Road		
Joelton, TN 37080		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Virginia Belcher Vanleer
Affiant

SWORN TO AND SUBSCRIBED before me this the 4th day of May 1995.

Melanie L. Gilbert
Notary Public

My Commission Expires:
11-22-97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, VIRGINIA BELCHER VANLEER, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto MICHAEL W. COTHERN and wife, DONNA COTHERN, hereinafter referred to as Grantees, their heirs, successors 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 the southerly half of Lot No. 307 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 307 fronts 25 feet on the easterly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John H. Vanleer and wife, Virginia Belcher Vanleer, by deed from William Wray and wife, Bessie Pauline Wray of record in Book 4232, page 321, Register's Office for Davidson County, Tennessee. The said John H. Vanleer having since died on September 25, 1987.

This conveyance is subject to taxes for the year 1995.

This is improved property, known as 1706 Arthur Avenue, Nashville, Davidson County, TN.

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, successors and assigns forever, and the said Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as set forth above and 1995 taxes, a lien, but not yet due and payable and which the Grantees hereby assume and agree to pay.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 4th day of May 1995.

Virginia Belcher Vanleer
VIRGINIA BELCHER VANLEER

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 VIRGINIA BELCHER VANLEER the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 4th day of May 1995.

Melanie L. Fuller
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11-22-97

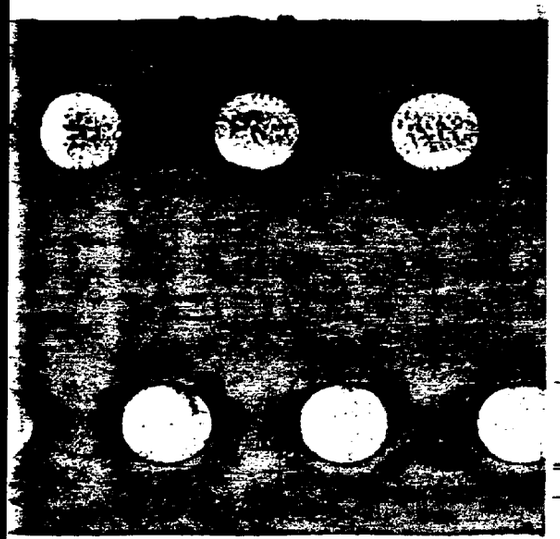
58299
IDENTIFICATION REFERENCE

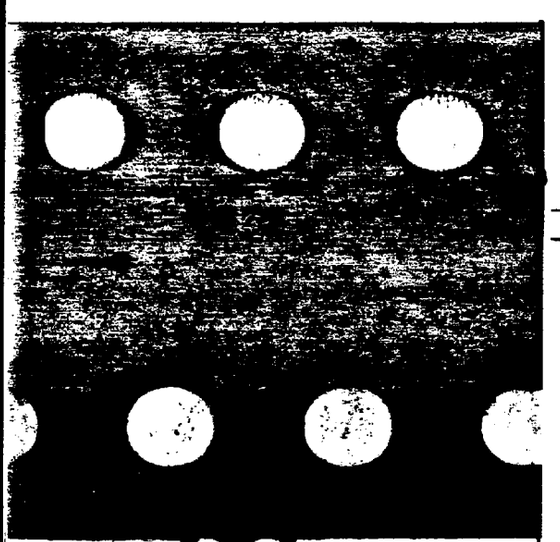
95 MAY -5 PM 4:07
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3271 05/05 0101 03CHECK 36.75

C:\HMB\REAL\VANLEER.WD\14-769





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

RECEIVED OF _____

FOR _____

BOOK 9665 PG 647

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 7500.00
CON TX 27.75
PRFEE 1.00
WDEED 8.00
TOTAL 36.75
CHECK 36.75

05/05/95 01 16:14 0001 8271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58299
IDENTIF. # REFERENCE

95 MAY -5 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907681