BOOK 9678 PG 627 Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 5/29/95
(AFFIX SEAL)

JACQUELYN FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires May 29, 1995

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren A. Johnson (NAME)	PNC Mortgage Corporation of (NAME)	116-12-99.00
3806 Auburn Lane (ADDRESS)	440 North Fairway Drive (ADDRESS)	07DA-35090
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	

FOR AND 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, Joseph Cowan and wife, Marie Cowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren A. Johnson and Catherine Hand, both unmarried, as joint tenants with rights of survivorship.

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, TN, BEING Lot No. 21 on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joseph Cowan and wife, Marie Cowan, by deed from W. Scott Root, unmarried, of record in Book 6548, Page 469, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 1130, page 13; Agreement for dedication of easement for Sanitary sewers and/or storm drainage of record in Book 3932, page 182; all of record in the Register's office for Davidson County, Tennessee.

0063054 IDENTIF. ↑ REFERENCE

95 MAY 23 AM 9:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3570 05/23 0101 03CHECK 515.90

unimproved ( )
This is improved (X) property, known as 3806 Auburn Lane, Nashville, TN 37215
(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 19th day of May 19 95

Joseph Cowan

Joseph Cowan

Marie Cowan

Marie Cowan

STATE OF TENNESSEE

BOOK 9678 PG 628

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Cowan and wife, Marie 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 Brentwood, Tennessee, this 25th day of May, 19 95.

Commission expires 5/28/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

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, and 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

WARRANTY DEED

FROM

Joseph Cowan and wife, Marie Cowan

TO

Darren A. Johnson and Catherine Hand

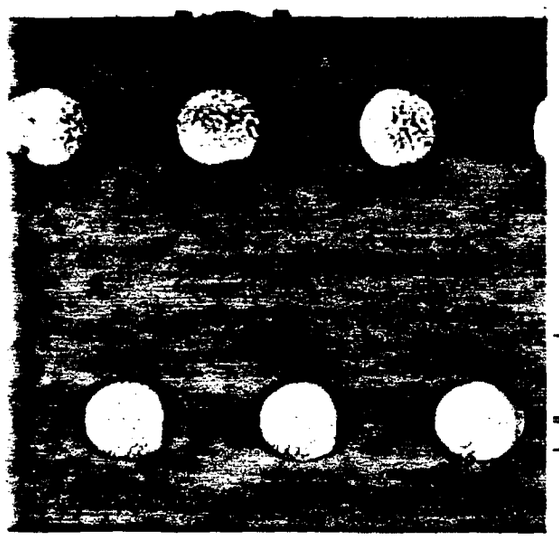
RETURN TO:

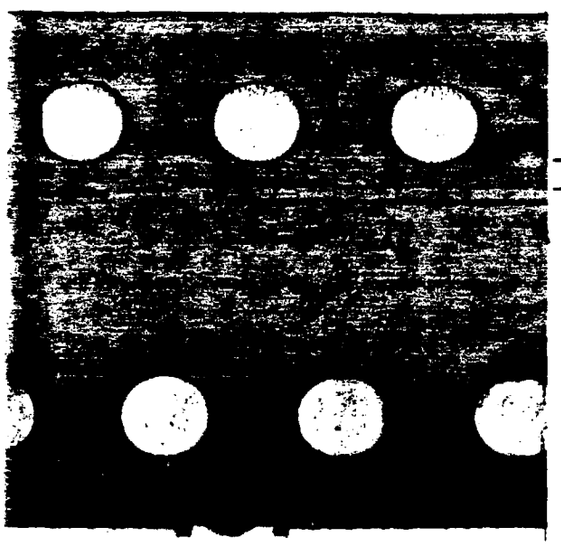
GREGORY S. PERRONE

ATTORNEY - AT - LAW

109 Westpark Drive, Suite 330

Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 9678 PG 629

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 137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
TOTAL 515.90
CHECK 515.90

05/23/95 01 09:43 0001 3570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063054
IDENTIF. ↑ REFERENCE

95 MAY 23 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912913