FILE NO. 33457

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 95

Notary Public

MY COMMISSION EXPIRES: 1-25-98

(AFFIX SEAL)

BOOK 9682 PG 589

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREA J. COSNOWSKY (NAME)	S A M E (NAME)	103-2-136
118 Oceola Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8DA-46435
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	(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, I, NANCY DENNEY LACKEY, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREA J. COSNOWSKY, Unmarried

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 the northwesterly part of Lot No. 22 on the Map of the C. C. Vernon Farms, of record in Book 161, page 164, Register's Office for County, and described according to a survey by Robert M. Dishner, Surveyor, dated March 8, 1976.

BEGINNING at a point in the easterly margin of Osceola (Oceola) Avenue, said point being southwardly 438.7 feet, more or less, from the right of way of Burgie Street, and being the common front corner of Lot Nos. 21 and 22 on said plan; thence leaving the margin of Osceola (Oceola) Avenue, eastwardly, and with the line between Lot Nos. 21 and 22, 208.5 feet, more or less to a point; thence southwardly 60 feet to a point; thence westwardly 224.4 feet to a point in the easterly margin of Osceola (Oceola) Avenue; thence with the easterly margin of Osceola (Oceola) Avenue, northwardly 62.3 feet to the point of beginning.

BEING the same property conveyed to Nancy Denney Lackey by deed from Richard L. Shelton, Unmarried, of record in Book 8960, Page 208, Register's Office for Davidson County, Tennessee. The said Vaden Lackey, Jr., husband of Nancy Denney Lackey, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

unimproved ( ) This is improved (X) property, known as 118 Oceola Avenue, Nashville, Tennessee 37209
(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 my hand this 25th day of May, 19 95

Nancy Denney Lackey
NANCY DENNEY LACKEY

Vaden Lackey, Jr.
VADEN LACKEY, JR.

BOOK 9682 PG 590

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NANCY DENNEY LACKEY, married et vir Vaden Lackey Jr.

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 24th day of May, 19 95.

ALAN D. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0064358

IDENTIF. ↑ REFERENCE

95 MAY 26 PM 1:25

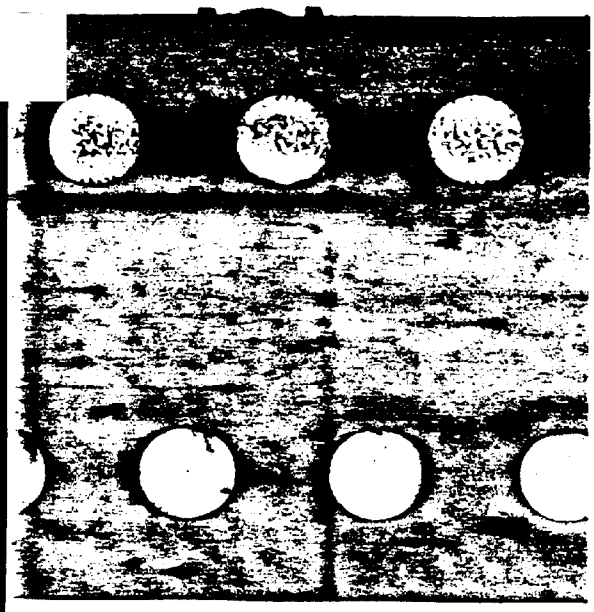
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

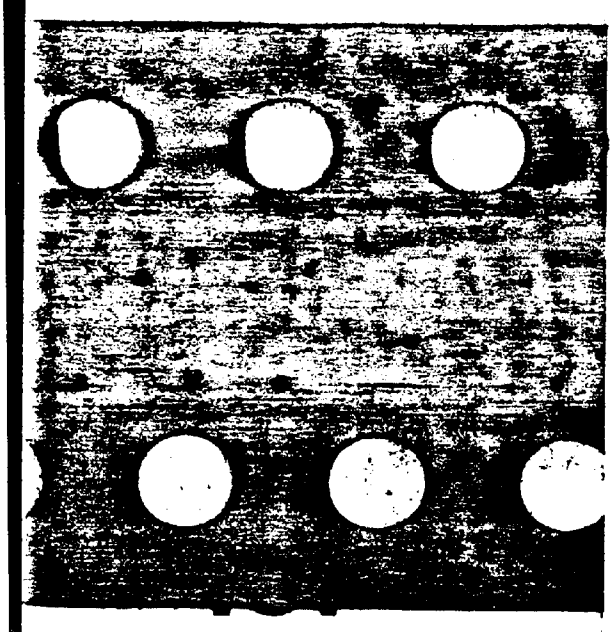
WARRANTY DEED

FROM

TO

4966 05/26 0101 03CHECK 231.00





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

RECEIVED OF _____

FOR _____ BOOK 9682 PG 591

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 60000.00
CON. TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00
05/26/95 01 13:26 0001 4966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0064358
IDENTIF. ↑ REFERENCE

95 MAY 26 PM 1:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 914296