STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 07 day of July 1995

Affiant

Notary Public

My commission expires: My Commission Expires November 20, 1996

(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #5G19103 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Linda Ann Latter Podis	SEND TAX BILLS TO: NORWEST MORTGAGE, INC.
630 Vernon Avenue STREET ADDRESS	2000 Glen Echo Road, Suite 100 STREET ADDRESS
Nashville, TN 37209 CITY STATE ZIP	Nashville, TN 37215 CITY STATE ZIP
MAP & PARCEL NO. 91-5 138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James Cogan and wife, Mary M. Cogan, as tenants by the entirety

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Linda Ann Latter Podis

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being southerly half of Lot 12 on the Plan of Map Showing Resubdivision of Westover Subdivision of Lot 37, Cockrill Plan, of record in Plat Book 421 at page 25, Register's Office for Davidson County, Tennessee, and described according to a survey made by Campbell, McRae and Assoc. Surveying, Inc., dated 06/19/95, License No. 1673, whose address is 2424 21st Ave. So., Nashville, TN 37212, as follows:

Beginning at a point in the easterly margin of Vernon Avenue, said point being the northwest corner of the herein described lot; thence east 175 feet to a point; thence south 50 feet to a point; thence west 175 feet to a point in the easterly margin of Vernon Avenue, thence north 50 feet to the point of beginning.

Being all of the property conveyed to James Cogan and wife, Mary M. Cogan, as tenants by the entirety by Deed of record in Book 7901 page 841, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.
This instrument is executed on behalf of James Cogan and wife, Mary M. Cogan by Samuel A. Baron, as their Attorney-in-Fact pursuant to Power of Attorneys being placed of record with this instrument. Mary McDonald Cogan and Mary M. Cogan are one and the same person.

THIS IS IMPROVED PROPERTY KNOWN AS 630 Vernon Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 07 day of July ,1995

James Cogan by Samuel A. Baron as Attorney-in-Fact

James Cogan by Samuel A. Baron, Attorney-in-Fact

Mary M. Cogan by Samuel A. Baron as Attorney-in-Fact

Mary M. Cogan by Samuel A. Baron, Attorney-in-Fact

EF-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 07 day of July , 1995 , before me personally appeared James Cogan & Mary M. Cogan to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 07 day of July 07, , 1995 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Davidson

On this 7th day of July, 1995, before me personally appeared Samuel A. Baron, to me known to be the person who executed the foregoing instrument on behalf of James Cogan and wife, Mary M. Cogan, also known as Mary McDonald Cogan; and acknowledged that he executed the same as the free act and deed of the said James Cogan and wife, Mary M. Cogan, also known as Mary McDonald Cogan.

Witness my hand and official seal.

E. Dianne Cobb
Notary Public

My commission expires:

11-20-96

E. DIANNE COBB NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

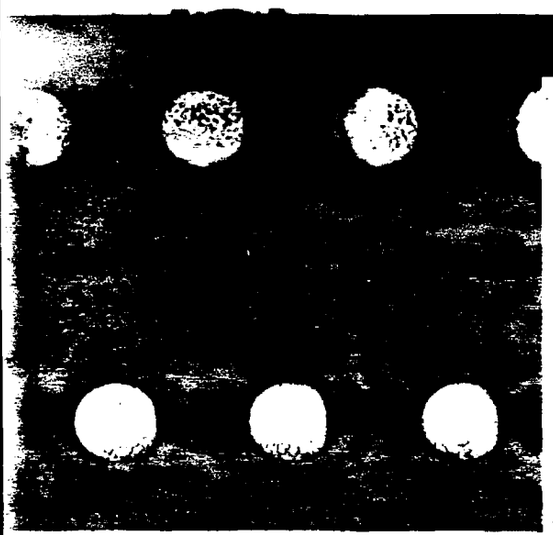
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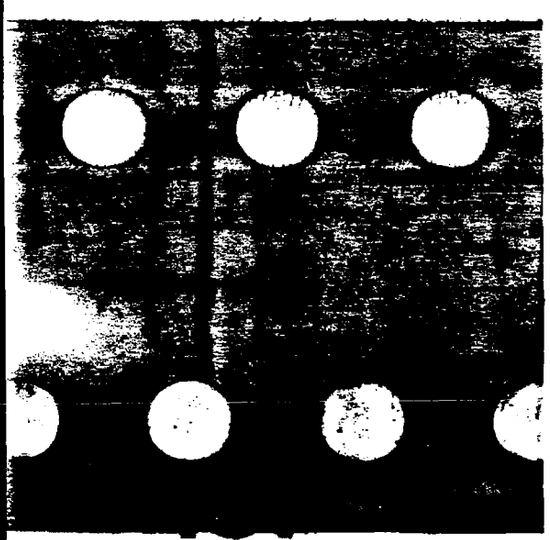
IDENTIFICATION REFERENCE

95 JUL 21 AM 9:44

FELIX REGISTER
DAVIDSON COUNTY, TN.

3207 07/21 0101 03CHECK 216.20





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

RECEIVED OF _____

FOR _____

BOOK 9736 PG 567

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 56000.00
CON TX 207.20
PRFEE 1.00
MDEED 8.00
TOTAL 216.20
CHECK 216.20

07/21/95 01 09:45 0001 3207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00809 17
IDENTIF. ↑ REFERENCE

95 JUL 21 AM 9:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932293