PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9959PG944

W & I Ref: (cmw) Title No: 37425
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cynthia D. Cossey Zelner Cossey and Mary Cossey 8008 Regency Drive Nashville, TN 37221	FTB Mortgage Services P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 128-14-160 09D 06621

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George A. Pjevach and spouse, Gwen C. Pjevach and Esther Pjevach, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia D. Cossey, a one-half interest, and to Zelner Cossey and spouse, Mary Cossey, a one-half interest as tenants by the entireties, the one-half interests as they relate to one another, to be held in joint tenancy with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Harpeth Park, Section 3 of record in Plat Book 4175, page 14, Register's Office for said County.

SAID Lot No. 108 fronts 73.70 feet on the southerly margin of Regency Drive and extends back 233.0 feet on the easterly line and 198.34 feet on the westerly line to a broken line in the rear, measuring 125.53 feet thereon.

BEING the same property conveyed to George A. Pjevach and Esther Pjevach, and spouse Gwen C. Pjevach, by deed from James R. Tully, Jr. and wife, Deborah Tully of record i Book 9042, page 973, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 4232 Page 417 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 8008 Regency Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. BOOK 9959 PG 945

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23 day of February, 1996.

George A. Pjevach

Gwen C. Pjevach

Esther Pjevach

State of NEVADA
County of CLARK

On this 23 day of February, 1996, before me the undersigned authority, personally appeared **George A. Pjevach** and **Gwen C. Pjevach** and **Esther Pjevach**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5-26-97

Notary Public

OFFICIAL SEAL
Karen Jorgensen
Notary Public - State of Nevada
CLARK COUNTY
My Comm Expires May 26, 1997

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 109900.00

Affiant

Sworn and subscribed before me on the 26th day of February, 1996.

Notary Public

My Commission Expires:

PERCY WILKINS JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/98

96 FEB 28 AM 9:40
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2192 02/28 0101 03CHECK 415.63

0154304
IDENTIF. # REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9959 PG 946

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
109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
TOTAL 415.63
CHECK 415.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2192

0154304
IDENTIF. ↑ REFERENCE

96 FEB 28 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010338