BOOK 10035 PG 789

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES 8-31-96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Myrick R. Cowart, Jr. (NAME)	Leader Federal Bank for Savings (NAME)	026-07-0-61.00
113 Welshwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (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, Teresa Spatafore (now Teresa Cole)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myrick R. Cowart, Jr. and wife, Penny C. Cowart

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 Lot No. 167, on the plan of Windsor Green, Section 111, as shown on plat of record in Plat Book 6250, Page 46, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Teresa Spatafore (now Teresa Cole), by Deed of Record in Book 8801, page 771, Register's Office for Davidson County, Tennessee.

Teresa Spatafore and Teresa Cole are one and the same person.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

Signatures of Teresa Cole and husband Alan Cole are signed by Jan Morris as their duly appointed Attorney in Fact by Power of Attorney being recorded simultaneously herewith.

Alan Cole, spouse of Teresa Cole, hereby joins in theis conveyance for the purpose of conveying any interest he may have in said property, particularly, his marital interest.

This is unimproved ( ) improved (X) property, known as 113 Welshwood Drive (House Number) (Street) Goodlettsville, TN 37072 (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. Whenever 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 29th day of April, 19 96

Teresa Cole by Jan Morris atty in fact
Teresa Cole

Alan Cole by Jan Morris atty in fact
Alan Cole

STATE OF TENNESSEE
COUNTY OF }

BOOK 10035 PG 790

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed 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_____.

Commission expires_____ _____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

96 MAY -2 AM 9:58
FELIX A. MCSHERRY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0177448

STATE OF TENNESSEE)
COUNTY OF SUMNER)

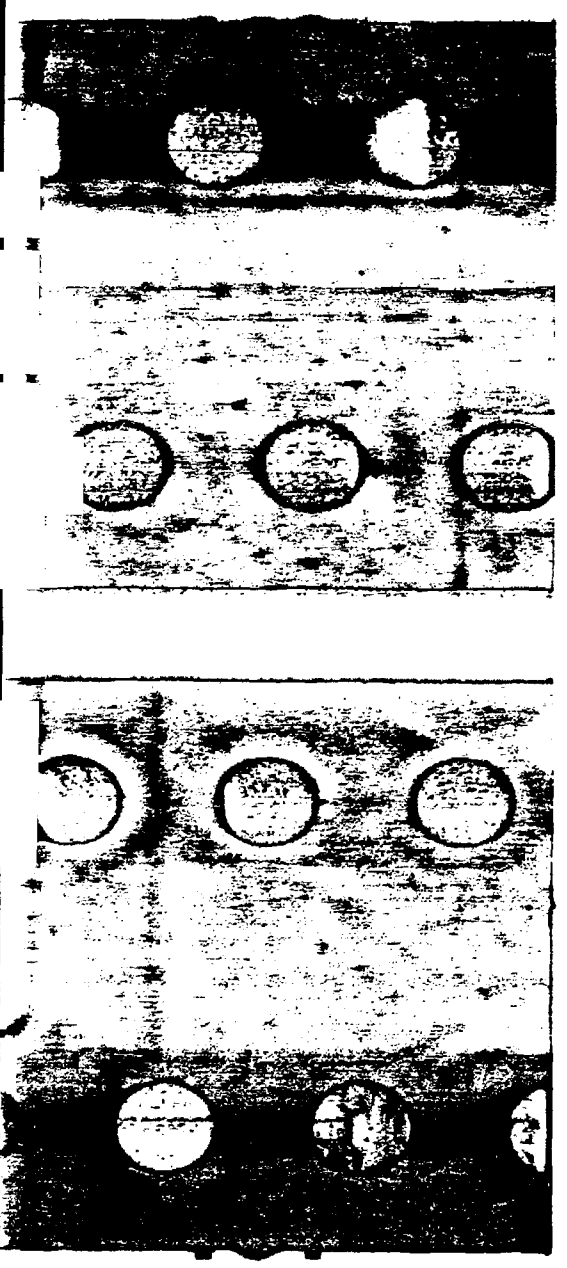
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jan Morris, attorney-in-fact for Alan Cole and wife, Teresa Cole, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 1996.

My Commission Expires: 9-21-96

Laura L. Sandefeal
Notary Public

STATE OF TENNESSEE
SUMNER COUNTY
REAL ESTATE TRANSFER TAX
$0.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 791

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	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

05/02/96 01 10:03 0001 6913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177448
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034947