File 13920
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10075 PG 500

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUE ELLEN COWAN	NEW OWNER	Map 96-16-A
(NAME)	(NAME)	
308 Lake Brink Drive		Parcel 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214		F.B. 3D91187
(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, JUDITH K. VULCANO, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUE ELLEN COWAN , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 21 on the Plan of Section 1, Phase One-B, Larchwood, as of record in Plat Book 6200, page 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Judith K. Vulcano, unmarried by deed from Larchwood Home Associates, a Tennessee joint venture of record in Book 6501, page 237, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6299, page 152 rerecorded in Book 6301, page 82 amended in Book 6391, page 449; (3) By-Laws of record in Book 6299, page 166 amended in Book 6391, page 459, Book 6873, page 939 and Book 7271, page 342; (4) Common area of record in Book 6475, page 837; and (5) All matters appearing on the plan of record in Plat Book 6200, page 171, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 0189266

96 JUN -5 PM 12:24

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

9737 06/05 0101 03CHECK 249.50

unimproved ( ) This is improved (XX) property, known as 308 Lake Brink Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 96

Judith K. Vulcano

JUDITH K. VULCANO

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10075 PG 501

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH K. VULCANO with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of May, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

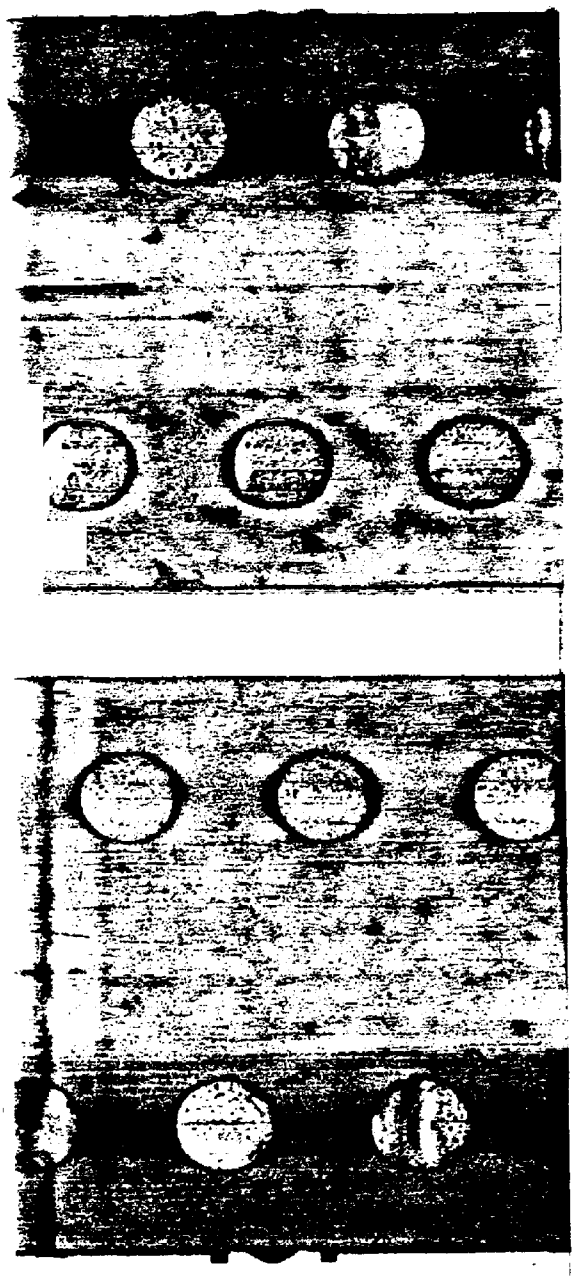
JUDITH K. VULCANO

TO

SUE ELLEN COWAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 502

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

06/05/96 01 12:26 0001 9737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01089266
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 12:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047600