60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

10088 345

ADDRESS NEW OWNER:
Stephen D. Cowden and Susan K. Cowden
3988 Old Hickory Blvd.
Nashville, Tennessee 37218

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 90-10.00
GROUP
PARCEL

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Henry Wilson Brockman Jr. and wife, Mary Cowden Brockman hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen D. Cowden and wife, Susan K. Cowden, 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:

SEE ATTACHED EXHIBIT "A"

This is improved property known as 3988 Old Hickory Blvd., Nashville, TN 37218.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen D. Cowden and wife, Susan K. Cowden, their heirs and assigns, forever; and we, Henry Wilson Brockman Jr. and wife, Mary Cowden Brockman 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of May, 1996.

Henry Wilson Brockman Jr.

Mary Cowden Brockman

96 JUN 17 AM 10:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0193261
IDENTIF. & REFERENCE

BOOK 10088 PG 346

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Henry Wilson Brockman Jr. and wife, Mary Cowden Brockman the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of May, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 190,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of May, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

4074 06/17 0101 03CHECK 716.00

Exhibit A

Tract I:

Being a tract of land located in the 13th Civil District of Davidson County, Tennessee, and bound on the north, south, east and west by Cowden, and more particularly described as follows:

Commencing in the center of a private easement road in the south line with Segrist, thence with the center line of said private road south 28° 30' east 816 ft. to a point opposite an iron post in the east margin of the same; thence north 47° 45' east with a new line 529 ft. to an iron post to the point of beginning; thence with the following four new staked lines; north 18° 45' west 466 ft. to an iron post, thence north 71° 15' east 466 ft. to an iron post, thence south 18° 45' east 466 ft. to an iron post; thence south 71° 15' west 416 ft. to a point; thence south 18° 45' east 2,551 ft. to a point in the northerly margin of Old Hickory Blvd. thence with said margin of said Blvd. in a southwesterly direction 50 ft. to a point; thence north 18° 45' west 2,551 feet to the point of beginning.

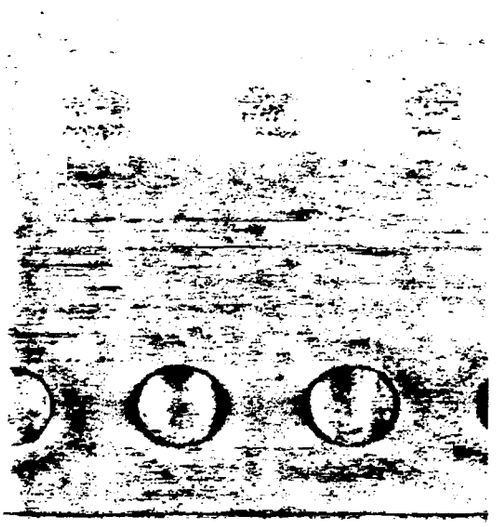
Being the same property conveyed to Henry Wilson Brockman, Jr. and wife Mary Cowden Brockman by deed of record in Book 4901, page 366, and a deed dated May 14, 1975 as yet unrecorded.

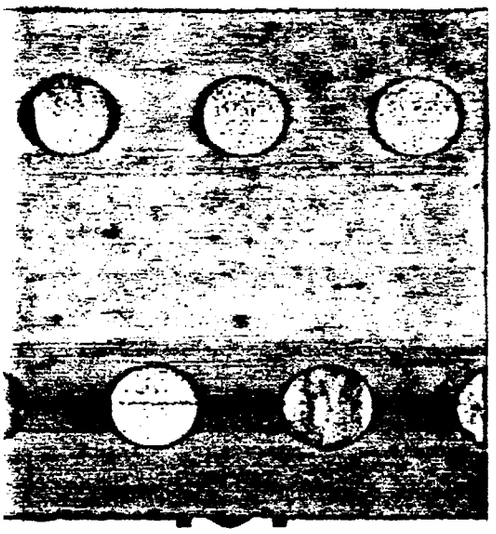
Tract II:

Being a portion of the Frederic E. Cowden farm located in the 13th Civil District of Davidson County, Tennessee, and bounded on the North, South, East and West by the Frederic E. Cowden farm and described as follows:

Commencing in the center of a private easement road in the south line of Segrist thence with the centerline of said private road South 28° 30' east, 816 ft. to a point opposite an iron post in the east margin of same then north 47° 45' east with a new line which is also the center line of an easement for a 25 ft. road and utilities 529.5 feet to an iron post, and being a 25 ft. strip of land lying 12-1/2 ft. either side of the centerline.

Being the property conveyed to Henry Wilson Brockman, Jr. and wife Mary Cowden Brockman by quitclaim deed from Bell's Bend Farm, Inc. recorded in Book 6633, page 408, as corrected and re-recorded in Book 7134, page 837, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 348

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 190000.00
				CON TX 703.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 716.00
				CHECK 716.00
			06/17/96	01 10:32 0001 4074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

019326
IDENTIF. # REFERENCE

96 JUN 17 10:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1051885