BOOK 10126 PG 264

Box 5 (HW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John S. Cowden 307 96 North Fairview, TN 37062	a portion of Map-Par. 103-1-106	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JEH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Holman C. Milhous and wife, Ruby Milhous (the "Grantor"), have bargained and sold, and by these presents do transfer and convey to John S. Cowden (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Any and all matters of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

96 JUL 19 AM 9:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0205316
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,000.00.

John S. Cowden
Affiant

Subscribed and sworn to before me this 18TH day of July, 1996.

Darryl D. Simpson
Notary Public
My Commission Expires: Notary Public, Davidson County, Tennessee My Commission Expires January 29, 2000

0361384.01
090962-039 07/18/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18TH day of July, 1996.

Holman C. Milhous

Ruby Milhous

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holman C. Milhous and Ruby Milhous, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18TH day of July, 1996.

NOTARY PUBLIC

My Commission Expires: Notary Public, Davidson County, Tennessee My Commission Expires January 29, 2000

7111 07/19 0101 03CHECK 16.70

0361384.01
090962-039 07/18/96

EXHIBIT A

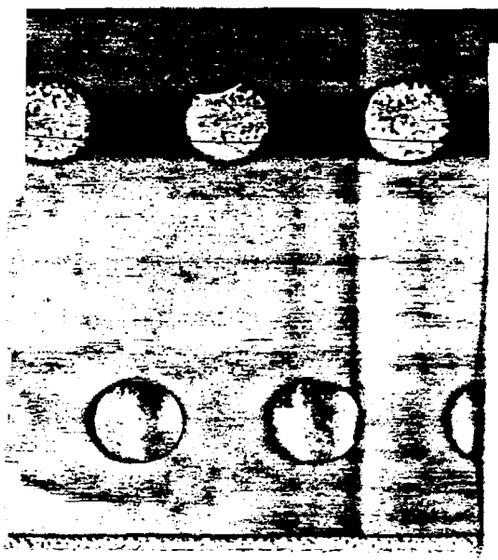
(Legal Description)

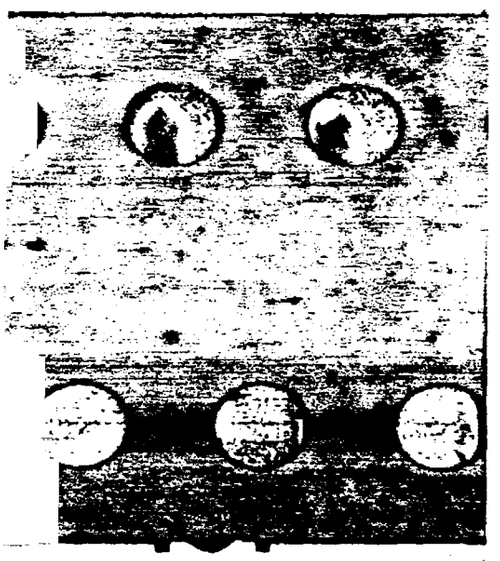
Being a tract of land in Davidson County, Tennessee, generally located south of Charlotte Pike and east of Marcia Avenue on Hill Circle, being shown as a portion of the Revised Lot 6 of the Plat of Resubdivision of Lots 8 and 6 of Section Five of John B. Cowden Subdivision recorded in Plat Book 8250, page 607 in the Register's Office of Davidson County, Tennessee, and being a portion of the northwest corner of the original Lot 8 of the unrecorded Subdivision Plat of Section Five John B. Cowden Subdivision, being described as follows:

Commencing at the northwest corner of Lot 1 of the said unrecorded Subdivision Plat Section Five of John B. Cowden Subdivision, being at the intersection of Marcia Avenue and Hill Circle; Thence, South 88° 53' 07" East 608.77 feet to the true and actual POINT OF BEGINNING; Thence, with the southern right-of-way margin of Hill Circle South 79° 21' 28" East 17.00 feet to a point; Thence, continuing with said right-of-way margin North 70° 44' 37" East 33.00 feet to a point; Thence, leaving said right-of-way margin South 07° 09' 16" West 43 84 feet to a point; Thence, South 64° 21' 56" West 65.46 feet to a point on the original Lot line of said Lot 8; Thence, with said original Lot line North 14° 32' 26" East 66.20 feet to the Point of Beginning.

Containing 2535.6 square feet or 0.0058 acres.

Being a portion of the same property conveyed to Holman C. [H]ilhous (sic) by deed from Billie Shephard and wife, Irene Shephard of record in Book 5034, page 738, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10126 PG 267

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	1000.00
			MOR TX	3.70
			VOID	
			MOR TX	3.70-
			CON TX	3.70
			PRFEE	1.00
			WDEED	12.00
			TOTAL	16.70
			CHECK	16.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/19/96 01 09:44 0001 7111

0205316
IDENTIF. & REFERENCE

96 JUL 19 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064758