K 10158

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

W & I Ref: (jh) Title No: 37979
Dav. Co. File: Box 8

BK 10153 PG 965

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John B. Cousar Ellen S. Cousar 58 Wyn Oak Nashville, TN 37205	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 104-14-G-42

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 **Alain Ronc and spouse, Dominique Ronc,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John B. Cousar and spouse, Ellen S. Cousar,** 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. 111 on the plan of Revised Final Plat for Whitworth, Phase 1 of record in Book 7900, pages 140-145, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same premises conveyed to Alain Ronc and spouse, Dominique Ronc by deed from Houston W. White and spouse, Debra L. White of record in Book 9389, page 55, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 8026, page 305, Book 8047, page 243, and Book 8282, page 45, and to the matters set forth in the above referenced plan of record.

This is improved property, known as: 58 Wyn Oak, Nashville, TN 37205

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.

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 14th day of August, 1996.

Alain Ronc

Dominique Ronc

BOOK 10158 PG 966

State of Tennessee
County of Davidson

On this 14th day of August, 1996, before me the undersigned authority, personally appeared **Alain Ronc** and **Dominique Ronc**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 460000.00

Affiant

Sworn and subscribed before me on the 14th day of August, 1996.

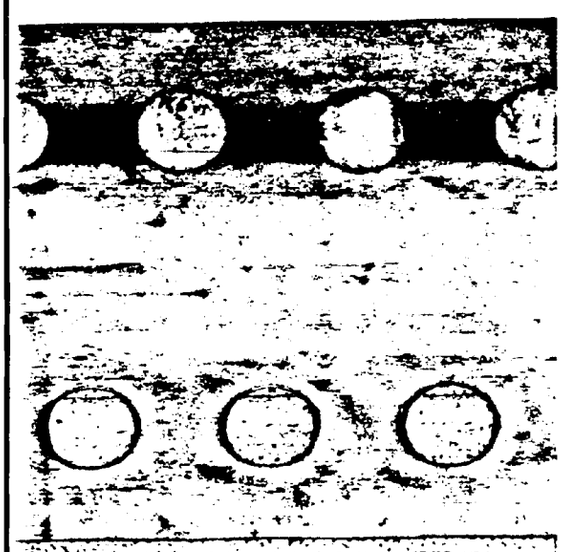
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

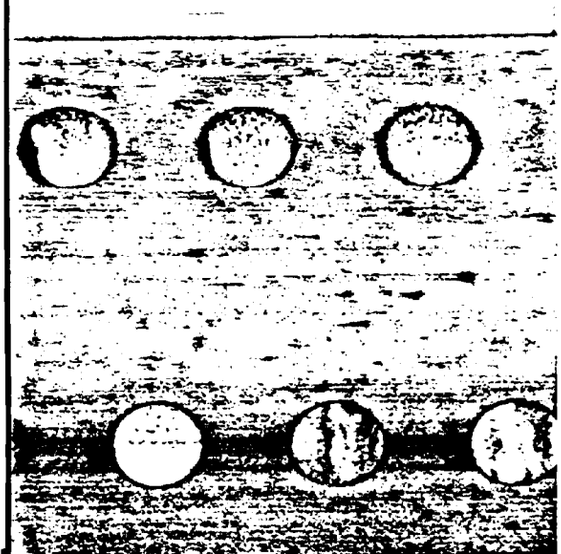
My Commission Expires: _____ Notary Public

02153411
IDENTIFICATION REFERENCE

96 AUG 16 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.

7915 08/16 0101 03CHECK 1711.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10153 PG 957

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	
				460000.00
			CON TX	1702.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1711.00
			CHECK	1711.00
08/16/96	01		14:49 0001	7915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215341
IDENTIF. & REFERENCE

96 AUG 16 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020479