BOOK 10184 PG 608

96 SEP 10 AM 10:03

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0223068

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: (jb) Title No: 38120
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Don Cook Charmaine Cook 5055 Franklin Road Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 146-10-48

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 **Jimmy A. Bowen and spouse, Ginger A. Bowen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Don Cook and spouse, Charmaine Cook,** 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:**

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stake in the intersection of the center of Otter Creek Road and the westerly right of way of line of the Nashville Interurban Railway, the northeast corner of a tract of land conveyed to R. T. Barrett and wife, Kathryn M. Barrett, by deed from Mrs. Sarah E. Baxter of record in Book 1040, page 129, Register's Office of said County; thence North 86 1/4 degrees West with the center of said Otter Creek Road and with their northern boundary line 750 feet more or less to their northwest corner; thence leaving said road and with the northern boundary line of a tract of land conveyed to Hooper Love and wife, Rachel Howell Love by deed from Sarah Elizabeth Baxter of record in Book 936, page 724, said Register's Office North 89 degrees West 850 feet, South 89 degrees West 400 feet and South 82 degrees West 258 feet to the southwest corner of the original Mrs. Elizabeth W. Phillips' tract; thence North 3 degrees East with the western boundary line of said original tract 460 feet; thence South 88 degrees East 2218 feet to a stake in the western right of way line of said Interurban Railway and thence South 2 1/4 degrees East with said right of way line 384 feet to the beginning.

BEING the same property conveyed to Lucile McCrea Evans by deed from Frances Harrell Meadors of record in Book 1169, page 47, said Register's Office.

INCLUDED in the foregoing description but expressly excluded from this conveyance is the following tract of land:

Certain real estate in Davidson County, Tennessee as follows:

LAND in the city of Oak Hill, Davidson County, Tennessee, described according to a survey made April 4, 1995, by Hickerson-Miller, Engineers-Surveyors, as follows:

BEGINNING at an iron pin and stake in the northerly line, being a fence line, of the property conveyed to Lucile McCrea Evans by deed of record in book 1169, page 47, Register's Office for said County, said iron pin and stake being 750.6 feet North 88 degrees West of the westerly right-of-way line of the Franklin Pike; thence South 2 degrees 19 minutes East 364.5 feet to a nail in a bottle cap in the southerly line of said property conveyed to Lucile McCrea Evans; thence North 89 degrees 55 minutes West 1084 feet to an iron pin at fence corner; thence South 87 degrees 35 minutes West 180 feet to a fence post; thence South 82 degrees 40 minutes West 285 feet to a corner post, the southwesterly corner of the said Evans property; thence along the westerly line of the said Evans property, North 2 degrees 35 minutes East 460 feet to a corner post, the northwesterly corner of said Evans property; thence, along the northerly line of said Evans property, South 88 degrees East 1512 feet to the beginning, containing the rear 13.8 acres, more or less, of the said Evans property.

BEING part of the same property conveyed to Lucile McCrea Evans by deed from Frances Harrell Meadors of record in Book 1169, page 47, said Register's Office later deeded to Amon Carter Evans by deed of record in Book 2447, page 416, Register's Office of Davidson County, Tennessee.

TRACT 2

BEING the right of way of the Nashville Franklin Railway formerly the Nashville Interurban Railway, lying between the lands Lucile McCrea Evans, and conveyed to her by deed from Frances Harrell Meadors, recorded in Book 1169, page 47, Register's Office of Davidson County, Tennessee, and the Nashville Franklin Turnpike. Said right of way begins at the intersection of Otter Creek Road and runs thence in a northerly direction 384 feet to the northerly boundary of the lands of the said Lucile McCrea Evans.

BEING the same property conveyed to Lucile McCrea Evans by deed from Nashville Franklin Railway of record in Book 1629, page 561, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Jerry E. Gilliland and wife, Priscilla P. Gilliland by deed from Lucile McCrea Evans, by and through my Attorney in fact, Frank Bumstead of record in Book 5832, page 75, and re-recorded in Book 5841, page 8, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jimmy A. Bowen and wife, Ginger A. Bowen by deed from Jerry E. Gilliland and wife, Priscilla P. Gilliland of record in Book 7600, page 45, 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..

This is improved property, known as: 5055 Franklin Road, Nashville, Tennessee 37220

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.

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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 3rd day of September, 1996.

Jimmy A. Bowen

Ginger A. Bowen

State of HAWAII
County of MAUI

6184 09/10 0101 03CHECK 6950.50

On this 28th day of ~~September~~ August, 1996, before me the undersigned authority, personally appeared **Jimmy A. Bowen** and **Ginger A. Bowen**, 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.

My Commission Expires: My Commission Expires September 13, 1998

Notary Public

C. GRIFFIN NOTARY PUBLIC STATE OF HAWAII

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: $ 1875000.00

Affiant

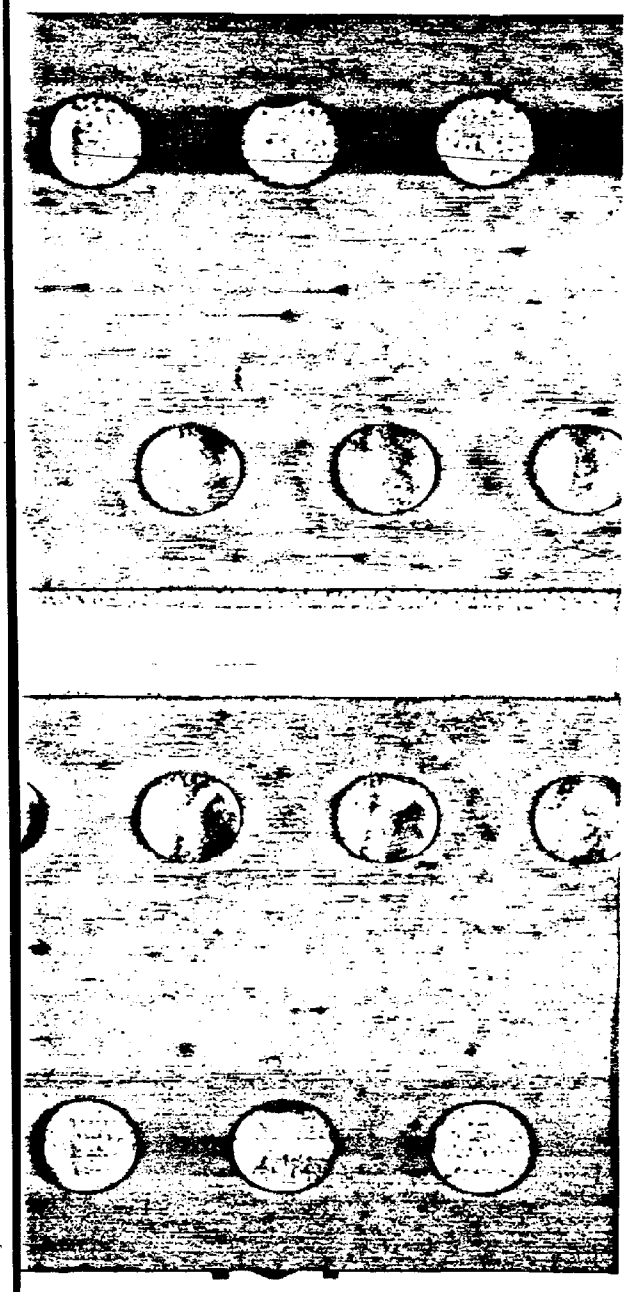
Sworn and subscribed before me on the 3rd day of September, 1996.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 1875000.00	
			CON TX 6937.50	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 6950.50	
			CHECK 6950.50	
09/10/96	01		10:04 0001 6184	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223068
IDENTIF. & REFERENCE

96 SEP 10 AM 10:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1028660