BOOK 10471 PG 347 588

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00
James L Cavender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Sept 23, 2000

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James L. Cavender (NAME)	Union Planters National Bank (NAME)	103-02-136
118 Oceola Avenue (ADDRESS)	P. O. Box 2926 (ADDRESS)	
Nashville, Tennessee 37209-3114 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Andrea J. Cosnowsky, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Cavender, an unmarried person

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:

LAND in Davidson County, Tennessee, being the northwesterly part of Lot No. 22 on the Map of the C. C. Vernon Farms, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and described according to a survey by Robert M. Dishner, Surveyor, dated March 8, 1976.

BEGINNING at a point in the easterly margin of Osceola (Oceola) Avenue, said point being southwardly 438.7 feet, more or less, from the right of way of Burgie Street, and being the common front corner of Lot Nos. 21 and 22 on said plan; thence leaving the margin of Osceola (Oceola) Avenue, eastwardly, and with the line between Lot Nos. 21 and 22, 208.5 feet, more or less to a point; thence southwardly 60 feet to a point; thence westwardly 224.4 feet to a point in the easterly margin of Osceola (Oceola) Avenue; thence with the easterly margin of Osceola (Oceola) Avenue, northwardly 62.3 feet to the point of beginning.

BEING the same property conveyed to Andrea J. Cosnowsky, unmarried, by deed from Nancy Denney Lackey, and husband, Vaden Lackey, Jr., of record in Book 9682, page 589, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 118 Oceola Avenue, Nashville, Tennessee 37209-3114
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of May 19 97

Andrea J. Cosnowsky

Andrea J. Cosnowsky

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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 Andrea J. Cosnowsky, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 19 97.

Commission expires Sept 23, 1998

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0309866

IDENTIF. # REFERENCE

97 MAY 29 PM 3:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6514 05/29 0101 03CHECK

303.15

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 79500.00
				CON TX 294.15
				PRFEE 1.00
				MDEED 8.00
				TOTAL 303.15
				CHECK 303.15
05/29/97	01			15:47 0001 6514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0309866

97 MAY 29 PM 3:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1156474