BOOK 10492 PG 703

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Franklin C. Cowherd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 97

Catherine R. Tice
Notary Public

MY COMMISSION EXPIRES: May 28, 2020
(AFFIX SEAL)

CATHERINE R. TICE NOTARY PUBLIC DAVIDSON COUNTY TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANKLIN C. COWHERD (NAME)	NORWEST MORTGAGE, INC. (NAME)	MAP 53-3
1406 TURNER STREET (ADDRESS)	2000 GLEN ECHO ROAD (ADDRESS)	PARCEL 272
OLD HICKORY, TENNESSEE 37138 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (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, JAMES P. RICHARDS AND WIFE, LEIGH T. RICHARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANKLIN C. COWHERD AND WIFE, KATHY S. COWHERD

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 Lot No. 146 of Section "B" on the Plan of E.I. DuPont de Nemours and Company's Subdivision of record in Plat Book 1424, page 67, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James P. Richards and wife, Leigh T. Richards by deed from Elizabeth Ann Lillard Teasley and husband, Frank O. Teasley of record in Book 8469, Page 123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1406 TURNER STREET, OLD HICKORY, TENNESSEE 37138
(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 our hand s this 12th day of June 19 97

James P. Richards
JAMES P. RICHARDS

Leigh T. Richards
LEIGH T. RICHARDS

BOOK 10492 PG 704

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 JAMES P. RICHARDS AND WIFE, LEIGH T. RICHARDS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12th day of June 19 97

Commission expires 11/22/97

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

97 JUN 16 AM 8:51
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

03 15986
IDENTIF. & REFERENCE

3136 06/16 0101 03CHECK 482.00

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

RECEIVED OF _____

FOR _____

BOOK 10492 PG 705

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
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
TOTAL 482.60
CHECK 482.60

06/16/97 01 08:55 0001 3136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03115986
IDENTIF. ↑ REFERENCE

97 JUN 16 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1163022