AFTER RECORDING PLEASE RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX #35

This instrument prepared by:
Joseph B. Pitt, Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 281115

BOOK 10512 PG 525

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWARD J. COWELL, JR.	NEW OWNER	Map 144-03
(NAME) 1066 Lynnwood Boulevard	(NAME)	Parcel 4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Thomas E. Davin and spouse, Molly S. Davin *have this day bargained and sold, and do hereby transfer and convey unto the said* Edward J. Cowell, Jr. *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 24 and the westerly part of Lot No. 25 on the plan of Chickering Hills, Section One, as of record in Book 2331, page 8, Register's Office for said County.

Beginning at a point on the northerly margin of Lynwood Boulevard at the common corner of Lots Nos. 23 and 24 on said plan; thence with the line between said two lots northerly 272.4 feet to a point in the southerly line of Lot No. 12 on said plan; thence with the line between Lots Nos. 11, 12 and 24 on said plan easterly 140 feet to a monument at the northeast corner of siad Lot No. 24; thence with the line between Lots Nos. 11 and 25 on said plan northeasterly 56 feet to the northwest corner of the property conveyed to Herman Hudson by deed from W. L. Bainbridge, Jr., and wife, as of record in Book 2827, page 413, Register's Office for said County; thence with said Hudson's westerly line southerly 271.5 feet to a point in the northerly margin of said Boulevard, said point being 128 feet westerly from the southeast corner of said Lot No. 25; thence with the same around a slight curve to the right, westerly 287.61 feet to the beginning.

Being the same property conveyed to Thomas E. Davin and spouse, Molly S. Davin, by Warranty Deed from Janet M. Jones, a single person, of record in Book 9292, page 701, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson
Subscribed and sworn to before me this the 30th day of June 1997
NOTARY PUBLIC AT LARGE My commission expires: March 24, 2001 (Affix Seal)
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $ 535,000.00

Agent

Notary Public Mary B. Simmons

My Commission Expires March 24, 2001

This is unimproved ( ) property, known as 1066 Lynwood Boulevard, Nashville, TN 37215 *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 29th *day of* October, *19*96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas E. Davin

Molly S. Davin

STATE OF California
COUNTY OF Orange

Personally appeared before me, ~~[illegible]~~ KATHERINE WELLS, *a Notary Public in and for said County and State,* Thomas E. Dawn and Molly S. DAWN, *the within named bargainor* _____, *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 Irvine, California, *this* 29th *day of* October, 19 96.

Katherine Wells
Notary Public KATHERINE WELLS

My Commission Expires: Jan 21, 1999

KATHERINE WELLS
Comm. # 1048155
NOTARY PUBLIC CALIFORNIA
Orange County
My Comm Expires Jan. 21 1999

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

ENCUMBRANCES:

BOOK 10512 PG 526

1. Taxes for 1996 and all subsequent years.

2. Subject to all matters shown on the Plan of record in Book 2331, page 8, as amended in Book 3099, page 573, in said Register's Office.

3. Mortgage Loan Inspection by John Kohl & Co., P.C., dated March 15, 1994, discloses that the house violates the minimum building setback line.

97 JUL -1 AM 11:48
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

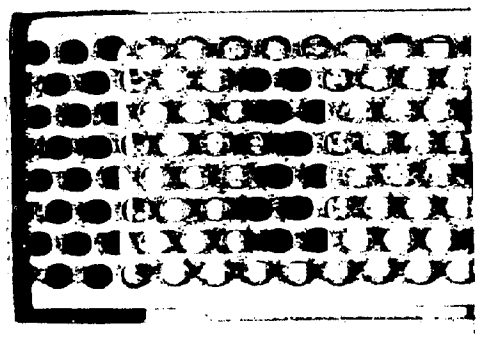
IDENTIF. & REFERENCE
032724

WARANTY DEED

FROM

TO

Y496 07/01 0101 03CHECK 1988.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10512 PG 527

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

535000.00

CON TX 1979.50

PRFEE 1.00

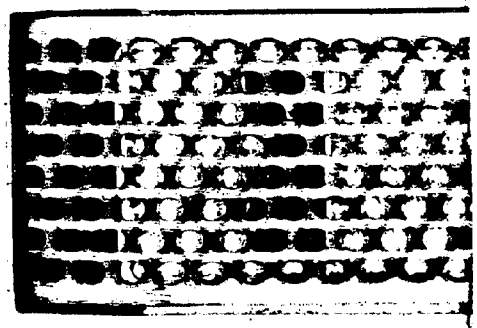
WDEED 8.00

TOTAL 1988.50

CHECK 1988.50

07/01/97 01 11:48 0001 9496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



032 1724

IDENTIFICATION REFERENCE

97 JUL -1 AM 11:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169281