BOOK 10554 PG 625

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 97

NOTARY PUBLIC STATE OF TN

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 110, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Michael Cowan (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 61-3
5036 Inglewood Court (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 162
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Louisville, Kentucky 40232 (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, Linda Gayle Beard and husband, Billy Beard and Barbara Ann Duval and husband, John Duval

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Michael Cowan, Unmarried

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 the Fifteenth Civil District of Davidson County, Tennessee, being the southeasterly part of Lot No. 39 and the northeasterly part of Lot No. 40 on the Plan of Inglewod Heights Subdivision of the A. J. Coleman property, as of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner & Company, Engineers, on February 23, 1949, as follows:

BEGINNING at an iron pin on the westerly margin of Inglewood Court, the southeast corner of the property conveyed to C. R. King and wife, by deed from Arthur J. Coleman and wife, of record in Book 1561, page 137, Register's Office for Davidson County, Tennessee, said point being 8 feet north of the corner of Lots Nos. 39 and 40; thence with the westerly margin of said Court, southwardly 64.3 feet to an iron pin located 30.3 feet north of the corner of Lots Nos. 40 and 41; thence westwardly and parallel with the line between said two lots, 145 feet to an iron pin located 15 feet east of the southeast corner of Lot No. 36; thence northwardly and parallel with the easterly line of said Lot No. 36, 96.5 feet to an iron pin in the southerly line of said King property; thence with said line southeastwardly 149.1 feet to the beginning.

Being the same property conveyed to Linda Gayle Beard and Barbara Ann DuVal by quitclaim deed from I. J. H. Hudson, Unmarried, of record in Book 8923, Page 190, Register's Office for said County.

Billy Beard and John DuVal join in this conveyance for the purpose of conveying any right, title, and interest, in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 5036 Inglewood Court, Nashville, TN 37216
(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 31st day of July 19 97

Linda Gayle Beard

Barbara Ann Duval

Billy Beard

John Duval

BOOK 10554 PG 626

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 Linda Gayle Beard and husband, Billy Beard and Barbara Ann Duval and husband, John Duval

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 Goodlettsville, Tennessee, this 31st day of July 19 97

Commission expires 11-27-99

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

BETTY C. WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

97 AUG -4 AM 10:33
DAVIDSON COUNTY, TN.
2459 08/04 0101 03CHECK 297.60
133346
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10554 PG 627

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

08/04/97 01 10:35 0001 2459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333486
IDENTIFICATION REFERENCE

97 AUG -4 AM 10:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182076