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This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205
(615) 297-1568

BOOK 10860 PG 112

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Robin Russell Cowlyn and wife, S. Christina Cowlyn 102 Middleton Circle Nashville, TN 37215	NEW OWNER	Map 157-08-0-A Parcel 023.00Co

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Sallie Talley, as Trustee for Jason A. Talley and C. Read Talley, under Irrevocable Trust Agreement entered December 30, 1988 between George T. Hicks and wife, Sallie R. Hicks, and Robin W. Porter, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the consent or joinder of any beneficiary (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Robin Russell Cowlyn and wife, S. Christina Cowlyn (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 23 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to Sallie Talley as Trustee for Jason A. Talley and C. Read Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee by Quitclaim Deed from George T. Hicks and wife, Sallie Read Hicks of record in Book 8512, Page 743, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to George T. Hicks by Installment Deed from Edith K. Weisiger and husband, Felix M. Weisiger, and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy, of record in Book 5968, page 36, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212; Book 7119, page 345; Book 9816, page 844; and Book 10714, page 744, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 100 Middleton Circle, Lot 23, Middleton Subdivision, Nashville, Tennessee 37215.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Robin Russell Talley
Affiant

Subscribed and sworn to before me this the 30th day of March, 1998.

J. E. Spruill
Notary Public

My Commission Expires: 10-12-99

J. E. SPRUILL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

2499 03/30/0101 03:[illegible] 360.50

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of March, 1998.

Irrevocable Trust Agreement entered December 30, 1988 and amended September 30, 1989 between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee for Jason A. Talley and C. Read Talley

By: Sallie Talley Trustee
Sallie Talley, Trustee

IDENTIF. & REFERENCE 04184443

98 MAR 30 PM 2:19

ELLIE Z. WILSON REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

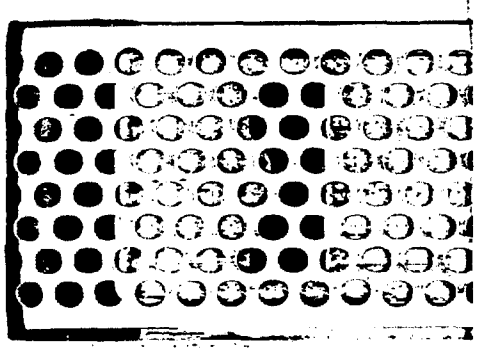
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sallie Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Irrevocable Trust Agreement entered December 30, 1988 and amended September 30, 1989 between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee for Jason A. Talley and C. Read Talley, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1998.

J. E. Spruill
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 10-12-99



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

RECEIVED OF _____

FOR _____

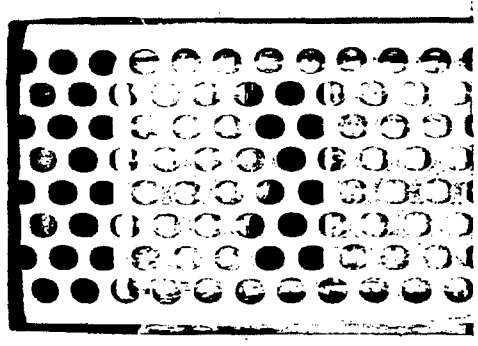
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2499



04 18443
IDENTIF. ↑ REFERENCE

98 MAR 30 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1272771