PLEASE RETURN TO NATIONSCREDIT 809 BELL ROAD ANTIOCH, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip M. Cowart (NAME)	SAME (NAME)	42-12-89.00
1508 Heritage View Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------
----------$10.00---------- DOLLARS

The Estate of Deborah Jean Wilyard

BOOK 10980 PG 339

98 JUN 17 AM 10:31

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04516 74

have bargained and sold, and by these presents do transfer and convey unto the said Phillip M. Cowart

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

2012 06/17 0101 03CHECK 286.50

Land in Davidson County, Tennessee as follows:

Being Lot No. 3 of Heritage View Section-1 of record Bk 6900, Page 772, register's Office for said to which reference is made for a more complete description.

This being the same property conveyed to Deborah J. Wilyard from James M. Wilyard herein by deed dated 8/12/93 andrecord 8/16/93 in Deed Book 9051, Page 402.

unimproved ( )
This is improved (X) property, known as 1508 Heritage View Blvd., Madison, TN 37115
(House Number) (Street)

(P.O. Address) (City or Town) (Zip Code)

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.

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 hands this 15 day of June, 19 98.

The Estate of Deborah Jean Wilyard by: Lanee Rayburn, Executrix

Lanee Rayburn, Executrix

BOOK 10980 PG 340

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 Lanee Rayburn

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 Madison, Tennessee, this 15 day of June, 1998.

My commission expires 1-29-2000 Notary Public John H. Lowe

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 75,000.00

This is equal to or greater than the property would bring at a full and voluntary sale.

Lanee Rayburn

Sworn to and subscribed before me this 15 day of June, 1998.

My commission expires 1-29-2000 Notary Public John H. Lowe

NOTARY PUBLIC DAVIDSON CO.

This instrument was prepared by:

Lowe & Baron Atty. P.C., 405 A Two Mile Pike, Goodlettsville, TN 37072

Name Address

WARRANTY DEED

FROM

TO

Prepared by:

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

06/17/98 01 10:30 0001 2012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451674
IDENTIF. # REFERENCE
98 JUN 17 AM 10:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1307866