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FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Sandra G. Rains McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra G. Rains-McDonald	First American National Bank	MAP 134-13
(NAME)	(NAME)	
4802 Linbar Drive	First American Center	PARCEL 120
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(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, Michael L. Cozine and wife, Linda C. Cozine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra G. Rains-McDonald, 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:

BEING a tract of land in Davidson County, Tennessee, being Lot No. 204, on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, Pages 34, 35, and 36, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the east right-of-way of Linbar Drive, said iron pin being 105 feet from the South right-of-way of Paragon Mills Road and being a common corner with Lot 205; thence with Lot 205 S 85° 40' E 95.0 feet to an iron pin being the common corner with Lots 205 and 206; thence with Lot 206, S 69° 43' E 48.4 feet to a Sanitary Sewer Manhole being the common corner with Lots 206 and 208; thence with Lots 208 and 209, S 02° 27' W 56.8 feet, passing a concrete marker at 10 feet, to an iron pin corner common with Lot 203 in the west line of Lot 209; thence with Lot 203, N 85° 40' W 143.4 feet to an iron pin corner common with Lot 203 in the East right-of-way line of Linbar Drive; thence with Linbar Drive N 04° 20' E 70.0 feet to the point of beginning as described on a survey by Jerry Morrow, licensed surveyor, License #777, dated May 27, 1978.

BEING the same property conveyed to Michael L. Cozine and wife, Linda C. Cozine by deed from Harry Lee Hill and Margie Caroline Hill, of record in Book 5297, Page 589, Register's Office for said County.
This conveyance is subject to Restrictive Covenants of record in Book 3316, page 339, Register's Office for said County.

This is improved ( ) unimproved ( ) property, known as 4802 Linbar Drive, Nashville, TN 37211
(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 30th day of November 19 98

Michael L. Cozine

Linda C. Cozine

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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 Michael L. Cozine and wife, Linda C. Cozine

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 30th day of November, 1998.

Commission expires January 20, 1999

Notary Public

ZANA C. PEEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

4487 12/02 0101 03CHECK 332.90

98 DEC -2 PM 2:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0519593

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 332.90
CHECK 332.90

12/02/98 01 14:18 0001 4487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 19593
IDENTIF. ↑ REFERENCE

'98 DEC -2 PM 2:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379510