BOX 28

71005538

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11237 PAGE 851

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,500.00

Thomas W. Land
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 4th DAY OF December, 19 98

Notary Public

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
THOMAS W. LAND	SAME	144-15-26
(NAME)	(NAME)	
6117 Montcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES C. COWAN, JR., AND WIFE, CONNIE COWAN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

THOMAS W. LAND AND WIFE, SOPHIA RANDOLPH LAND

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Registe'rs Office for said County.

Said Lot No. 48 fronts 153.5 feet on the north side of Montcrest Drive and runs back 342.7 feet on the west line and 397.3 feet on the east line, to a dead line in the rear on which it measures 225 feet.

Being the same property conveyed to James C. Cowan, Jr., and wife, Brenda R. Cowan, by deed from James Chalmers Cowan, Sr., and wife, Grace S. Cowan, of record in Book 9338, page 825, Register's Office for Davidson County, Tennessee. The said Brenda R. Cowan having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 2331, page 62, said Register's Office.

unimproved ( )
This is improved (X) property, known as 6117 Montcrest Drive - Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 4th day of December, 19 98.

12/04 0101 03CHECK 1071.05

James C. Cowan, Jr.
JAMES C. COWAN, JR.

Connie Cowan
CONNIE COWAN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 11237 PAGE 852

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES C. COWAN, JR., AND WIFE, CONNIE COWAN, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 4th day of December, 1998.

My Commission expires:
9/28/2002

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

Notary Public

98 DEC -4 PM 2:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0520994

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 11237 PAGE 853

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
				286500.00
				MOR TX 1060.05
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 1071.05
				CHECK 1071.05
			12/04/98 01	14:15 0001 5953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520991
IDENTIF. ↑ REFERENCE

98 DEC -4 PM 2:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 138095