0527667

IDENTIF. & REFERENCE

31

This Instrument Prepared By:

98 DEC 21 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.

John N. Popham
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Everette M Cowley P.O. Box 411 Goodlettsville, TN 37070	Same	081-02-0 155.00

BOOK 11261 PAGE 367

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DOROTHEA SENSING HETZEL, the Grantor herein, has bargained and by these presents does transfer and convey unto EVERETTE M. COWLEY, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all improvements situated thereon, and the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever.

This conveyance is made subject to (i) real property taxes for the year 1998 which have been prorated as of the delivery date hereof, (ii) validly existing covenants, restrictions, reservations, easements and rights of way of record, if any, affecting all or any part of said land and (iii) any matters which would be disclosed by and accurate survey and inspection of said land (collectively, the "Permitted Exceptions").

Grantor does hereby covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise and subject, however, to the Permitted Exceptions.

Grantee, by its acceptance of this Deed, acknowledges that it has inspected the subject property and has satisfied itself as to the condition of the same and that Grantee accepts the subject

property in "as is" condition and with all faults, if any, including without limitation any environmental condition, and without any representation or warranty of any kind, express, implied, statutory or otherwise, including without limitation any warranty as to habitability, suitable or fitness for a particular purpose.

George E. Hetzel, as the spouse of the Grantor herein, joins in this conveyance only to, and does hereby, quitclaim and convey unto to the Grantee any and all right, title and interest that he may have in and to said land by reason of marriage or otherwise.

WITNESS our hands effective as of the 1st day of December, 1998.

Dorothea Sensing Hetzel
DOROTHEA SENSING HETZEL

George E. Hetzel
GEORGE E. HETZEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Dorothea Sensing Hetzel and husband, George E. Hetzel, the within named bargainor, 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, at office, this 21ST day of December, 1998.



Andrea Neiderland
Notary Public

My Commission Expires:
3.23.2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $38,000.00.

John M. Pogsham

Sworn to and subscribed before me,
this 21ST day of December, 1998.

Andrea Neiderland
Notary Public
My Commission Expires: 3.23.2002



EXHIBIT A

Property Description

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

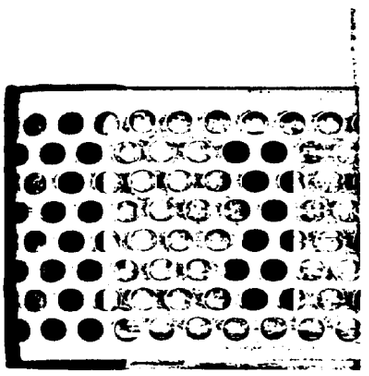
Tract 1: Being Lot 25 on the Map of John A. Bell's Subdivision of the Mary J. Fox land, of record in Book 332, page 431, said Register's Office. Said Lot 25 fronts 50 feet on the southerly side of Howard Street, sometimes called Coward Street, and runs back between parallel lines 142 feet to an alley.

Tract 2: Being Lot 24 on the Map of John A. Bell's Subdivision of the Mary J. Fox land, of record in Book 332, page 41, said Register's Office. Said Lot 24 fronts 50 feet on the southerly side of Howard Street, sometimes called Coward Street, and runs back between parallel lines 142 feet to an alley.

Tract 3: Being Lots 26 and 27 on the Map of John A. Bell's Subdivision, of record in Book 332, page 41, said Register's Office. Said Lots adjoin and front together 100 feet on the south side of Howard Street and run back between parallel lines 142 feet to an alley.

Being the same property conveyed to Dorothea Sensing Hetzel by deed from Home Federal Savings and Loan Association of record in Book 2650, page 371, Register's Office for Davidson County, Tennessee.

3101 12/21 0101 03CHECK 159.60



OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11261 PAGE 371

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

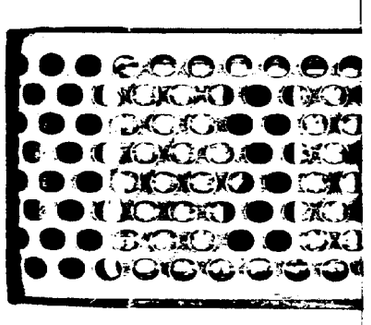
CAMT	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	159.60
CHECK	159.60

12/21/98 01 13:22 0001 3101

0527667
IDENTIF. # REFERENCE

98 DEC 21 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402540