BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Merle C. Born **Affiant** Subscribed and sworn to before me, this 31st day of December, 1998. Notary Public My Commission Expires: 11/4/99

Address New Owner As Follows:
Merle C. Born
58 Wyn Oak
Nashville, TN 37205

Send Tax Bills To:
FT Mortgage Companies
P.O.Box 80140
Atlanta, GA 30366

Map-Parcel Number:
104-14-0-G 042.00CO
7DA 92887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN B. COUSAR AND WIFE, ELLEN S. COUSAR**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MERLE C. BORN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 111, on the Plan of the Revised Final Plat for Whitworth, Phase 1, of record in Book 7900, pages 140-145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John B. Cousar and wife, Ellen S. Cousar by deed from Alain Rone and spouse, Dominique Rone, of record in Book 10158, page 965, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions, of record in Book 8026, page 305; Book 8047, page 243, and Book 8282, page 45, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 7900, pages 140-145, Register's Office for said County.

This is improved property known as 58 Wyn Oak, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 21st day of December, 1998.

John B. Cousar

Ellen S. Cousar

Ellen S. Cousar

4183 12/22 0101 03CHECK 1824.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN B. COUSAR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELLEN S. COUSAR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 1998.

Notary Public

My Commission Expires: 11/27/99

98 DEC 22 PM 3:43
DAVIDSON COUNTY, TN.
REGISTER
IDENTIF. ↑ REFERENCE
0528666

0020606.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11264 PAGE 906

RECEIVED OF _____

FOR _____

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
	490000.00
CON TX	1813.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1824.00
CHECK	1824.00

12/22/98 01 15:40 0001 4183

0528666
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 3:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405714