PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj)
Dav. Co. File: Box 8

BOOK 11441 PG. 110

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul Cowan Frances F. Cowan 1809 Hillmont Drive, TH-A2 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-15-A-002

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 112500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia F. Brown, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Cowan and spouse, Frances F. Cowan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium Apartment in Davidson County, Tennessee, being Unit No. TH-A-2 also known as Parcel 2, of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, said Register's Office, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Julia F. Brown, by deed from Maurice L. Connell and wife, Muriel H. Connell, of record in Book 9030, page 957, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841, page 557 and Book 9830, page 181, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement by M.C. Morris and Sidney Averbuch, dedicated by Instrument of record in Book 4320, page 896, said Register's Office, which is as follows: "Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area; Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

This is improved property, known as: 1809 Hillmont Drive, TH-A2, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of April, 1999.

Julia F Brown

Julia F. Brown

State of Tennessee
County of Davidson

On this 20th day of April, 1999, before me the undersigned authority, personally appeared **Julia F. Brown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 112500.00

Affiant

Sworn and subscribed before me on the 20th day of April, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

05253 04/21 0101 03CHECK 427.25

05767777

INSTRUMENT REFERENCE

99 APR 21 PM 1:31

REGISTER
DAVIDSON COUNTY, TN.

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11441 PG. 112

05767777

IDENTIFICATION REFERENCE

99 APR 21 PM 1:31

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	
	112500.00
CON TX	416.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	427.25
CHECK	427.25

04/21/99 01 13:34 0001 5253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475203