WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - - ($5.00) - - - - - - - - - - - - -
FIVE AND NO/100 - DOLLARS
cash in hand paid by Ruby Christine Cross and other good and valuable considerations the receipt of which is hereby acknowledged,

we, Phil Cohen and wife, Sara K. Cohen
have bargained and sold, and by these presents do transfer and convey unto the said
Ruby Christine Cross
her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 34 on the plan of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 332, page 65, Register's Office for said County. Said Lot No. 34 fronts 72 feet on the southerly side of West Grove Avenue and runs back 150 feet on the easterly line and 155 feet, more or less, on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 29 feet on said rear line.
Being the same property conveyed to Phil Cohen and wife, Sara Cohen by deed from Donald Todd, Trustee, of record in book 1309, page 161, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruby Christine Cross
her heirs and assigns, forever.

And we do covenant with the said Ruby Christine Cross
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.

And we, Phil Cohen and wife, Sara K. Cohen
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ruby Christine Cross
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of January, 1948.

Phil Cohen

Sara K. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Tenderwood, a Notary Public in and for said County and State, the within named Phil Cohen and wife, Sara K. Cohen
the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1948.

Commission expires Jan. 11, 1950

Lenora Tenderwood
Notary Public