**WARRANTY DEED** Form 1001 Published by Tennessee Title Company

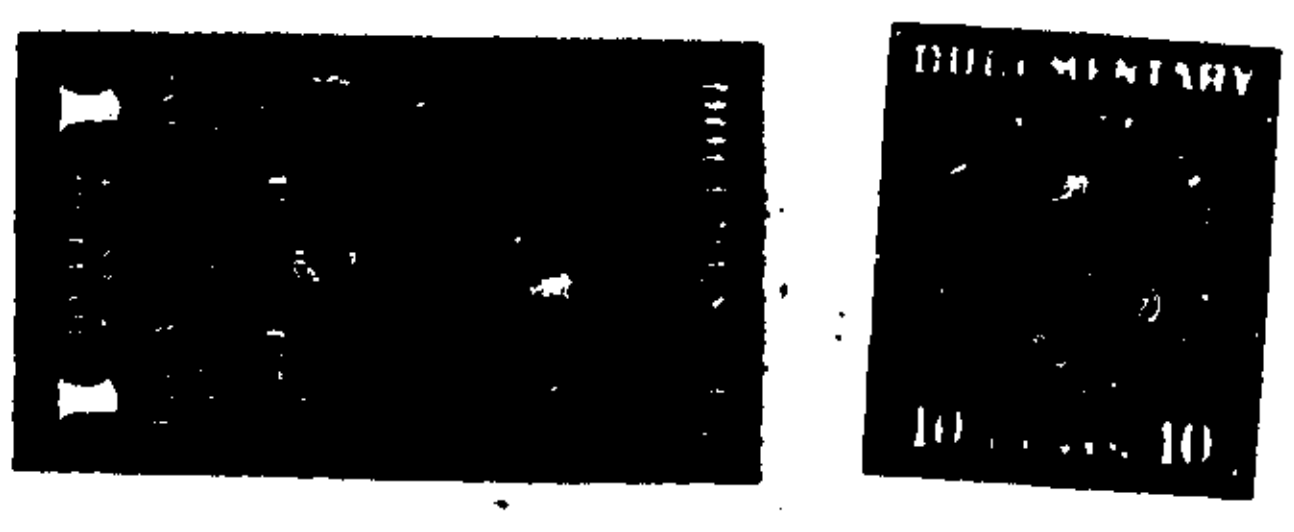
For and in consideration of the sum of $ 5.00 - - - - - - - - - - - - - - - - - - - - - - - -
Five and no/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by, Alex Lucas and Israel Bubis, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Phil Cohen and wife, Sara K. Cohen

have bargained and sold, and by these presents do transfer and convey unto the said Alex Lucas and Israel Bubis, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Being lot No. 95 in Cobb's Subdivision of Lot No. 6 of the Harding-Bosley Tract, a plan of which is of record in Book 161, page 155, Register's Office for said County.

Said lot No. 95 fronts 50 feet on the northerly side of Osage Street and runs back between parallel lines 150 feet to an alley.

Being part of the property conveyed to Phil Cohen and wife, Sara K. Cohen, by deed from Henry A. Flair and wife, of record in Book 2024, page 177, 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 Alex Lucas and Israel Bubis, their heirs and assigns, forever.

And we do covenant with the said Alex Lucas and Israel Bubis 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 Alex Lucas and Israel Bubis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of January, 1952.

[signature]

Sara K. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James C. Pickett, a Notary Public in and for said County and State, the within named Phil Cohen and wife, Sara K. Cohen the bargainors, 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 2nd day of January, 1952.

Commission expires January 20, 1952.

James C. Pickett
Notary Public