[redacted] [redacted] [redacted]

MR. AND MRS. ROBERT M. COHAN
1014 EDWIN WARNER DRIVE

THIS INSTRUMENT PREPARED BY:
MURPHREE REALTY COMPANY
226 THIRD AVENUE, NORTH
NASHVILLE, TENNESSEE

Warranty Deed

BOOK 3915 PAGE 847

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. MAP 129-12
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY PAR 52
ADDRESS: 226 THIRD AVE. NORTH NASHVILLE, TENNESSEE 70 36380 MP

For and in consideration of ----------TEN AND No/100---------- cash in hand paid by ROBERT M. COHAN AND WIFE, JANE B. COHAN, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, MURPHREE REALTY COMPANY, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to wit:

BEING LOT NO. 256 ON THE PLAN OF WARNER PARK VALLEY, SECTION 1, AS OF RECORD IN BOOK 3600, PAGES 12 13 AND 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 100 FEET ON THE EASTERLY SIDE OF EDWIN WARNER DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 162 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO MURPHREE REALTY COMPANY, BY DEED FROM JOSEPH MARTIN, SR., TRUSTEE, WITH FULL POWER, AS OF RECORD IN BOOK 3532, PAGE 605, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS IN BOOK 3466, PAGE 89, ORIGINALLY APPLICABLE TO TRIANGLE RANCHLAND, SEC. 1, BUT SUBSEQUENTLY MADE APPLICABLE TO SEC. 1 WARNER PARK VALLEY, IN BOOK 3600, PAGES 12, 13 AND 14 BY AN INSTRUMENT OF RECORD IN BOOK 3577, PAGE 511, WHICH INSTRUMENT ALSO AMENDED PARAGRAPH 15, SEC. B OF SAID RESTRICTIONS AND WERE FURTHER AMENDED BY INSTRUMENT IN BOOK 15, SEC. B, OF SAID RESTRICTIONS AND WERE FURTHER AMENDED BY INSTRUMENT IN BOOK 3702, PAGE 465, AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3600, PAGES 12 13 AND 14, REGISTER'S OFFICE FOR SAID COUNTY.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:				
1014	EDWIN WARNER DRIVE	NASHVILLE,	TENNESSEE	
No.	Street	City	Zone	State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 196 5 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 21ST day of JULY, 196 5.

MURPHREE REALTY COMPANY

BY T. E. Murphree
VICE PRESIDENT TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, LUTHER L. WEATHERS, JR., a Notary Public of the State and County aforesaid, personally appeared T. E. MURPHREE with whom I am personally acquainted, and who, upon oath, acknowledged himself to be VICE PRESIDENT of the MURPHREE REALTY COMPANY the within named bargainor, a corporation, and that he as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the MURPHREE REALTY COMPANY by himself as VICE PRESIDENT.

Witness my hand and seal, at NASHVILLE, TENNESSEE, this the 21ST day of JULY, 196 5.

My commission expires JANUARY 27, 1968

Luther L. Weathers
Notary Public

($25,000.00)

Warranty Deed

G-181191 — From

MURPHREE REALTY COMPANY

To

ROBERT M. COHAN ET UX

REGISTER'S OFFICE
PLEASE RUN MURPHREE MORTGAGE CO. BOX



Compliments of

MURPHREE MORTGAGE COMPANY

226 Third Avenue North
— 254-7601
NASHVILLE, TENNESSEE

Branch Offices — Huntsville, Alabama
Chattanooga, Tenn.

JUL 23 4 06 PM '65
RECORDING FEE $ 2.00
DEP. REG. ____

FEE $ 1.00
RECORDED JUL 23 1965
PAGE 11

R. E. WORRALL
REGISTER
DAVIDSON COUNTY
STATE OF TENN.

STATE TAX $ 3.75
PROBATE 50
TOTAL $ 3.75

JUL 23 1965

R. E. WORRALL
COUNT COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 23 1965

BOOK 3915 PAGE 848

9 0 1 8 8