THIS DEED PREPARED BY B. R. KENNEDY, JR., 328-Stahlman Bldg., Nashville, Tenn.

BOOK 3918 PAGE 554

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack J. Cohen	SAME	W12-26460 and
(NAME:)	(NAME:)	29240
309-Stahlman Bldg.,		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 91-08
Nashville, Tennessee		PAR. 117
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Jack J. Cohen & Julia L. MS Mallernee,

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Walter J. Settles & wife, Frances A. Settles & Josh Nichols, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do 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:

Land in Davidson County, Tennessee, being Lots Nos. 92 and 94 on the Plan of L. H. Davis Subdivision, as of record in Book 57, page 100, Register's Office for said County.

Said Lot No. 92 is triangular in shape and fronts 174 feet, more or less, on the westerly side of 40th Avenue North, formerly Clifton Avenue and runs back on the westerly line along the easterly margin of an alley , 217 feet, more or less, and on its southerly line 131 feet, more or less, along the northerly margin of an alley.

Said Lot No. 94 fronts 50 feet, more or less, on the northerly side of Albion Street, formerly Walker Street, and runs back 108 feet, more or less, on the Easterly line and 93.5 feet, more or less, on the westerly line to an alley in the rear on which it measures 35 feet, more or less.

Being the same property conveyed to Walter J. Settles and wife, Frances A. Settles, and Josh Nichols, an unmarried man, by deed from Jack J. Cohen et al of record in Book 3405, Page 344, R.O.D.C., Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved ( ) property, known as 40th Avenue, North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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.

WITNESS our hands this the 30th day of July, 19 65.

Walter J. Settles — Frances A. Settles — Josh Nichols

STATE TAX $ .25
PROBATE .50
TOTAL $ 1.25

AUG 2 1965

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. L. Randall, a Notary Public in and for said County and State, the within named Walter J. Settles, Frances A. Settles, & Josh Nichols, the bargainor S, 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 30th day of July, 19 65.

R. E. WINGFIELD
COUNTY COURT CLERK
DAVIDSON COUNTY
PAID AUG 2 - 1965

Commission expires November 8, 1967

M. L. Randall
Notary Public

M. L. RANDALL NOTARY PUBLIC DAVIDSON CO. TENN. EXPIRES NOV. 8, 1967

WARRANTY DEED

FROM Walter J. Settles, et al

TO Jack J. Cohen et al

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

91265

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 3 17 PM '65

NOTED, BOOK 112 PAGE 60
RECORDING FEE $ 2.00
DEP. REG.

CUMBERLAND REALTY COMPANY

200