This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Cohen et ux and Gilbert Lee Cohen (NAME:)	SAME (NAME:)	
111 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

cash in hand paid by PHIL COHEN and wife, SARA K. COHEN, a one-half undivided interest and GILBERT LEE Cohen, a one-half undivided interest, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Map. 81-4 Par. 61-65
Map. 81-7 Par. 320
Map. 81-8 Par. 322
Map. 81-11 Par. 431
Map. 82-7 Par. 146
Map. 83-14 Par. 360
Map. 92-14 Par. 12
Map. 93-16 Par. 423
Map. 105-3 Par. 126
PW

I, ANN H. ZAGER (widow),

have bargained and sold, and by these presents do transfer and convey unto the said Phil Cohen and wife, Sara K. Cohen, a one-half undivided interest and Gilbert Lee, a one-half undivided interest, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 20 in W. S. Settle's Subdivision, of Lots Nos. 249 to 277 in the North Nashville Real Estate Company's Plan, as of record in Book 57, page 71, Register's Office for said County.

SAID Lot No. 20 fronts 50 feet on the northeasterly side of Delta Street, formerly Hamburg Street, and runs back with the southerly margin of Central Avenue 233 feet on the northerly line and 216 feet 5-1/2 inches on the southerly line to the westerly margin of Jenkins Street, measuring 47 feet 2 inches thereon.

BEING the same real property conveyed to Jacob Zager and wife, Ann H. Zager by deed from Ely Norman and wife, of record in Book 2490, page 455, said Register's Office, the said Jacob Zager having since died.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 29 on the Map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard

property, as of record in Book 57, page 132, Register's Office for said County,

SAID part of Lot No. 29 fronts 25 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Jacob Zager and wife, Ann H. Zager, by deed from W. R. Sanders and wife, of record in Book 2489, page29, said Register's Office, the said Jacob Zager having since died.

TRACT 3:- Land in Davidson County, Tennessee, being a lot in the City of Nashville, described as follows:

BEGINNING at the southwest corner of First Avenue South, formerly Maple Street and Mallory Street, running thence southwardly with the west side of Maple Street 31-1/2 feet; thence westwardly 185 feet, more or less, to an alley; thence northwardly with said alley 31-1/2 feet to Mallory Street; thence eastwardly with the south side of Mallory Street 185 feet, more or less, to the beginning.

BEING the same real property conveyed to Jacob Zager and wife, Ann H. Zager by deed from Helyne Gould Carter Boyland Wilhoite, of record in Book 2486, page 141, Register's Office for said County, the said Jacob Zager having since died.

TRACT 4:

Land in Davidson County, Tennessee, being part of lot No. 15 or "Pierce's Reserved" on the plan of Humphrey Pierce's Addition to East Nashville, as of record in book 161, page 20, Register's Office for said County, and part of a strip of ground lying between said lot No. 15 and Arrington Street, described together as follows:

Beginning on the northerly margin of Arrington Street at the southwest corner of the property conveyed to Susie E. Howard by deed from Joseph R. West, Clerk and Master, of record in book 668, page 96, said Register's Office; thence with Howard's westerly line, northwardly 70 feet to the southerly margin of an alley; thence with said alley westwardly 74 feet; thence southwardly 70 feet to the northerly margin of Arrington Street; thence with said Street eastwardly 74 feet to the beginning.

Being the same real property conveyed to Jacob Zager and wife, Ann H. Zager, by deed from Maynard F. Anderson, of record in book 2926, page 410, said Register's Office, the said Jacob Zager having since died.

TRACT 5:

Land in Davidson County, Tennessee, being 30 feet of the west side of Lot No. 5 in Block "F", Hermitage Addition to Nashville, as of record in book 57, page 43, Register's Office for said County.

Said part of Lot No. 5 fronts 30 feet on the south side of Robertson Street and runs back between parallel lines, 165 feet to an alley.

Being the same real property conveyed to Jacob Zager and Ann H. Zager, by deed from Tennessee Enterprises, Inc., of record in book 3536, page 333, said Register's Office, the said Jacob Zager having since died.

TRACT 6:

Land in Davidson County, Tennessee, being lot No. 40 in Hortense Place, as per plan of record in book 161, page 167, Register's Office for said County.
Said lot No. 40 fronts 50 feet on the west side of 32nd Avenue North, formerly Hynds Street, and runs back between parallel lines 140 feet to a 12-foot alley.
Being the same real property conveyed to Anne Zager by deed from Herb Rich, Sutstitute Trustee, of record in book 3974, page 509, said Register's Office.

TRACT 7:

Land in Davidson County, Tennessee, being lot No. 22 on the Plan of Mt. Vernon, as of record in book 21, page 149, Register's Office for said County.
Said lot No. 22 fronts 50 feet on the north side of Clay and runs back 141 feet, more or less, on the west line, 136 feet on the east line along the west margin of an alley, to the south side of lot No. 21, on which it measures 50 feet.
Being part of the real property conveyed to Jacob Zager and wife, Ann H. Zager by deed from Volunteer Realty Company, Inc., of record in book 2590, page 273, said Register's Office, the said Jacob Zager having since died.

TRACT 8:

Land in Davidson County, Tennessee, being lot No. 21 on the Plan of Mt. Vernon, as of record in book 21, page 149, Register's Office for said County.
Said lot No. 21 fronts 50 feet on the east side of 8th Avenue North, and runs back between parallel lines 168 feet to an alley.
Being part of the real property conveyed to Jacob Zager and wife, Ann H. Zager by deed from Volunteer Realty Company, Inc., of record in book 2590, page 273, said Register's Office, the said Jacob Zager having since died.

TRACT 9:

Land in Davidson County, Tennessee, being the northerly 48 feet front and 53 feet rear of the southerly 88 feet front and 93 feet rear of the westerly 118 feet, more or less, of Lot No. 198 on the Map of McGavock, Wetmore and Others' Addition, as of record in book 21, page 41, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of 14th Avenue North, said point being 40 feet north of the intersection of Wheless Street and 14th Avenue North; thence easterly along a line parallel to Wheless Street, 118 feet, more or less, to a point in the rear line of the property conveyed to Edwin B. Raskin by deed of record in book 2484, page 21, said Register's Office; thence northerly and parallel to 14th Avenue North 53 feet to a point; thence westerly along a line 118 feet, more or less, to a point in the easterly margin of 14th Avenue North, said point being 88 feet north of the intersection of Wheless Street and 14th Avenue North; thence southerly along the said margin of 14th Avenue North, 48 feet to the point of beginning, together with an easement for a sewer line as referred to in the deed of record in book 2490, page 437, said Register's Office.
Being the same real property conveyed to Jacob Zager and wife, Ann H. Zager, by deed from Edwin B. Raskin and wife, of record in book 2490, page 437, said Register's Office, the said Jacob Zager having since died.

TRACT 10:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Edgefield Land Company's First Subdivision, as of record in book 57, page 130, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the southerly side of Shelby Avenue, and runs back between parallel lines, 150 feet to an alley.
Being the same real property conveyed to Jacob Zager and wife, Ann H. Zager, by deed from F. E. Murff and wife, of record in book 3377, page 597, said Register's Office, the said Jacob Zager having since died.

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unimproved ( )
This is improved ( ) property, known as ..... Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phil Cohen and wife, Sara K. Cohen, a ~~one-half undivided~~ interest and Gilbert Lee Cohen, a one-half undivided interest, their *heirs and assigns, forever.*

And I *do covenant with the said* Phil Cohen and wife, Sara K. Cohen, a one-half undivided ~~interest~~ interest, and ~~Gilbert Lee~~ Cohen a one-half undivided interest *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for current taxes.

And I, Ann H. Zager, (widow), *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Phil Cohen and wife, Sara K. Cohen, a one-half undivided interest and Gilbert Lee, a one-half undivided interest, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 26th *day of* June, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anne H. Zager
ANNE H. ZAGER

NOTE:
The said Ann H. Zager and Anne H. Zager are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lelyde P. Holland *a Notary Public in and for said County and State, the within named* Anne H. Zager

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 26th *day of* June, *19*67.

Lelyde P. Holland, *Notary Public.*

Commission Expires May 3, 1970

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

28,000

WARRANTY DEED

FROM

ANN H. ZAGER, (widow)

TO

PHIL COHEN and wife, SARA K. COHEN, a one-half undivided interest and GILBERT LEE, a one-half undivided interest

STATE TAX $ 42.00
PROBATE .50
TOTAL $ 42.50

JUN 30 1967

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

PAID JUN 30 1967

CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUN 30 11 20 AM '67

NOTED: BOOK 4148 PAGE 483
RECORDING FEE $ 1.00
DEP. REG.

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DOCUMENTARY
80 CENTS 80

R.J. WALKER R.J. WALKER R.J. WALKER

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American Trust Escrow
507 Nashville Bank & Trust Bldg
Nashville, Tenn.

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