BOOK 4258 PAGE 546 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Aug. 1968

Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack J Cohen 303-3rd Ave N,Nashville Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack J Cohen (NAME)	(NAME)	Map 91-8
303 3rd Ave N.Nashville Tenn (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 265 +
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	103

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lula Mai Swanson,a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack J Cohen and wife Bessie D.Cohen

HEREINAFTER CALLED THE 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. 16 in the Subdivision of certain lots in the Subdivision of Lots in the Plan of Clifton,as of record in Book 21,page 35,and in Book 161,page 80,Register's Office for said County.
Said Lot No. 16 fronts 50 feet on the west side of First Street,now 42nd Avenue North,and extends back between parallel lines,150 feet on the south line and 151 feet on the north line.Being property to Abe Swanson and wife,Lula Swanson,by deed from Frances Harris,a widow,as of record in Book 645,page 290,said Register's Office and the said Abe Swanson having since died.
Beginning at a point in the easterly margin of 42nd Avenue North,formerly Woodard Avenue,at the intersection of said Avenue,and the southwesterly margin of Clifton Avenue ;thence with the margin of Clifton Avenue,southeasterly 96 feet to the corner of Lot 82;thence with the line between Lots 81 and 82,westerly 58 feet to the easterly margin of 42nd Avenue North;thence with the margin of the same,northerly 75-½ feet to the point of beginning,bein triangular in shape.Being same property conveyed to Lula Mai Swanson,by deed from J Marhall Warren and wife,as of record in Book 2341,page 384.

Lula Mai Swanson and Lula Swanson being one and the same person.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $. Affiant
Subscribed and sworn to before me this 9 day of Aug. 68

Deputy Register S. Gentry

This is { } unimproved { x } improved property, known as 923-43rd Ave N.Nashville Tenn
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
unimproved lot 81,42nd Ave N.Nashville Tenn. (Triangle wher 42nd and 40th Aves come to a point

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 my hand this 8th Aug 1968 day of , 19

Lula Swanson

Lula Mai Swanson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John J. Nanni, a Notary Public in and for said County and State, the within named Lula Mai Swanson(Lula Swanson being one and the same person

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 8th day of Aug 19 68

Commission expires April 26, 1972

John Nanni
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Lula Mai Swanson,a wid

TO Jack I Cohen et ux

A 08532

IDENTIF. REFERENCE

AUG 9 3 28 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

AUG-9	CONV	*2,700.00			
AUG-9	TAX		A*	7.02	
AUG-9	FEE		A*	.50	
AUG-9	D'EED		A*	3.00	* 10.52