This instrument prepared by:
Phil Cohen Co
111 Union St
Nashville, Tenn.

WARRANTY DEED

BOOK 4302 PAGE 151

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dr. James H. Brown (NAME)	same (NAME)	11W-62355
2402 Eden street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 92-5
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 304

FOR AND IN CONSIDERATION of the sum of - - - - - - - - - ($10.00) - - - - - - - - - - -

TEN AND NO/100- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen

have this day bargained and sold, and do hereby transfer and convey unto the said

Dr. James H. Brown and wife, Birdie F. Brown

their (MXXXXXX), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lots Nos. 70 and 71, on the Plan of G. E. Jackson's Subdivision of the Marable Tract, as of record in book 161, page 86, Register's Office for said County.

Said lots Nos. 70 and 71 front together 63 feet on the southerly side of the Clifton Pike and run back between parallel lines 115 to an alley.

Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen by deed from William Dudley McMurray, etal., of record in Book 4298, Page 216, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $4350.00

Subscribed and sworn to before me, this the 16TH day of January, 1969

Affiant

My commission expires: My Commission Expires Feb. 2, 1971 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 3219 CLIFTON AVE. (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Dr. James H. Brown and wife, Birdie F. Brown

their (MXXXXXX),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dr. James H. Brown and wife, Birdie F. Brown

their

(MXXXXXX), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16TH *day of* January, , 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gilbert Lee Cohen

Phil Cohen

Sara K. Cohen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah R. Turner *, a Notary Public in and for said County and State,* Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen

the within named 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* 16TH *day of* January, *1969*

Sarah R Turner
Notary Public

My Commission Expires Feb. 2, 1971
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 .....

JAN 16 63	CONV	*14,350.00				
JAN 16 63	S'TAX		B*	11.18		
JAN 16 63	PR'FEE		B*	.50		
JAN 16 63	W'DEED		B*	3.00	*	14.68

WARRANTY DEED

FROM

PHIL COHEN ETUX ETAL

TO

DR. JAMES H. BROWN ETUX

A 27063

IDENTIF. REFERENCE

JAN 16 10 44 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAL ESTATE INSURANCE
PHIL COHEN
PHONE 254-0771
111 UNION ST
NASHVILLE, TENN. 37201