PREPARED BY: PHIL COHEN REALTY COMPANY
111 UNION STREET
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

BOOK 4533 PAGE 588

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GILBERT LEE COHEN ET UX	SAME	8D-47800
(NAME)	(NAME)	
403 WEST HILLWOOD DRIVE		MAP 103-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37205		PAR. 66
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 reciept of which is hereby acknowledged,

I, SARA K. COHEN

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

GILBERT LEE COHEN AND WIFE, PATTI M. COHEN

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

Being Lot 34 on the Plan of Hillwood Estates, Section 4, as of record in Book 2133, page 4, Register's Office for said County, described as follows:
Beginning on the southerly margin of West Hillwood Drive at the corner of Lots Nos. 33 and 34; thence with the line between said two lots south 16° 13' east 331.5 feet; thence south 85° 08' west 262.5 feet to the easterly margin of Long Meadow Road; thence with the same northwardly 253.54 feet to the beginning of a curve; thence around said curve with a radius of 39.08 feet northeastwardly 58.18 feet to the southerly margin of West Hillwood Drive; thence with same easwardly 165.84 feet to the beginning.
Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen by deed from Vernon S. Tupper, Jr., and wife, Mary O'Bryan Tupper, of record in Book 2300, Page 37, Register's Office for Davidson County, Tennessee, the said Phil Cohen having since died.
This conveyance is made subject to the restrictive covenants of record in Book 2084, Page 393, Register's Office for Davidson County, Tennessee, and to the Plan of record in Book 2133, page 4, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, a 120 foot building setback line from West Hillwood Drive, and a 50 foot building setback line from Long Meadow Road, and a 10 foot easment along the rear of premises for public utilities.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 40,600.00

Subscribed and sworn to before me, this the 1ST day of SEPTEMBER 1971

Affiant

My commission expires: 1/29/73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 403 (House Number) WEST HILLWOOD DRIVE (Street), NASHVILLE P. O. Address: TENNESSEE 37205 (City or Town)

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

GILBERT LEE COHEN AND WIFE, PATTI M. COHEN,

their *(successors),*

heirs and assigns forever. I *covenant that* I AM *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for the taxes for the year 1971 which are prorated and assumed by the grantee.

I *further covenant and bind* MYSELF, MY *heirs and representatives, to warrant and forever defend the title to said real estate to said*

GILBERT LEE COHEN AND WIFE, PATTI M. COHEN, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness MY *hand this* 1ST *day of* SEPTEMBER, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sara K. Cohen
SARA K. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W.L. BAINBRIDGE III, *a Notary Public in and for said County and State,* SARA K. COHEN

the within named 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* 1ST *day of* SEPTEMBER, *19* 71.

W.L. Bainbridge III
Notary Public

Commission expires 1/29/73

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 .....

SEP-17 CONV 40,000.00
SEP-17 S'TAX A* 104.00
SEP-17 PR'FEE A* .50
SEP-17 W'DEED A* 4.00 * 108.50

WARRANTY DEED

FROM

SARA K. COHEN

TO

GILBERT LEE COHEN ETUX

328978

IDENTIF. REFERENCE

SEP 1 8 15 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAL ESTATE INSURANCE
PAUL COHEN