This instrument prepared by: Larry D. Woods, Attorney, 2311-21st Ave., S., Nashville, Tennessee.

WARRANTY DEED

BOOK 4634 PAGE 29

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James I. Vance Berry, Trustee (NAME:)	New Owner (NAME:)	24W-8505
American Trust Building (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 James I. Vance Berry, Trustee, with full power to sell, transfer, convey, and encumber without the joinder of any beneficiary, hereinafter called the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP-1 72	CONV	15,000.00			
SEP-1 72	S'TAX		A*	39.00	
SEP-1 72	PR'FEE		A*	.50	
SEP-1 72	W'DEED		A*	8.00	* 47.50

I, Gilbert Lee Cohen, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said James I. Vance Berry, Trustee his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 81 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County.

Said Lot No. 81 fronts 100 feet on the southerly side of Blair Boulevard and runs back with the easterly margin of 28th Avenue, South, 160.5 feet to the north line of Lot No. 80.

Being the same property conveyed to Gilbert Lee Cohen, Trustee, by deed from Mark-Clark Bates, unmarried, as of record in Book 4239, pages 558, 559, Register's Office for said County.

This conveyance is made subject to a first mortgage of record in Book 4123, page 815, Register's Office for said County, securing one note to First Federal Savings & Loan Association of Nashville.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of Sept 1972

My commission expires: (Affix Seal)

Notary Public

unimproved ( ) This is improved (X) property, known as 2551 (House Number) Blair Boulevard (Street) Nashville, Tennessee 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 James I. Vance Berry, Trustee his *heirs and assigns, forever.*

And I *do covenant with the said* James I. Vance Berry, Trustee *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.*

And I, Gilbert Lee Cohen, Trustee *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James I. Vance Berry, Trustee his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 18TH *day of* AUGUST, *19* 72, *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, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W.L. BAINBRIDGE, III, a Notary Public in and for said County and State, the within named Gilbert Lee Cohen, Trustee

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

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of AUGUST, 19 72.

W.C. Bainbridge, Notary Public.

Commission Expires 1/29/73.

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 .

WARRANTY DEED

FROM

GILBERT LEE COHEN,
TRUSTEE

TO

JAMES I. VANCE BERRY,
TRUSTEE

B 7 4 2 7 1

IDENTIF. REFERENCE

SEP 1 3 52 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

REAL ESTATE INSURANCE
GILBERT LEE COHEN
811 UNION STREET PHONE 254-1238
NASHVILLE, TENNESSEE 37201