WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Henry Aaron Cohen 1807 Stokes Lane Nashville, Tennessee	Percy Cohen 168 Third Avenue North Nashville, Tennessee	Map 93-2-3 Par. 170

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FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by Henry Aaron Cohen, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, we, PERCY COHEN and wife, BEATRICE COHEN, hereinafter referred to as the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Grantee, his heirs and assigns, an undivided one-tenth (1/10) interest in each of the two tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1: Real estate located in the City of Nashville, Davidson County, Tennessee, being known as City No. 204 Third Avenue North, more particularly described as follows:

Beginning at a point on the eastern margin of North College Street (now Third Avenue North) 50 feet northerly from the corner of Church Street, Joseph W. Allen's northwest corner, at a point marked "Joint of Wall" in the Plan hereinafter mentioned; thence northerly with the line of said street 25 feet to the center of the partition wall between the storehouse marked No. Two Hundred and Four (204) on said Plan situated on this lot and the storehouse marked No. Two Hundred and Six (206) on said Plan, heretofore conveyed by Thomas H. Malone, et al, Executors, to the St. Louis Trust Company, Trustee for Edith Lytle Cole; thence with the center of said wall 108 feet, 3 inches to a ten foot alley as shown on said Plan, which is duly recorded at Page 66 of Book 161 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made; thence southwardly with the line of said alley 25 feet to Joseph W. Allen's northeast corner; thence westwardly with the line of said Joseph W. Allen, 108 feet, 3 inches to the beginning.

Tract No. 2: Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the easterly margin of Third Avenue North 75 feet northerly from the northerly margin of Church Street; running thence northerly with the easterly margin of Third Avenue North, 24 feet 8 inches to the center of the partition wall between said lot and the adjoining premises;

This instrument prepared by James I. Vance Berry, Attorney.
700 American Trust Building, Nashville, Tennessee

thence easterly with the center of said wall 108 feet 3 inches to the westerly margin of said alley, 23 feet 11 inches to the center of the partition wall between said lot and the adjoining premises; thence westerly with the center of said wall 108 feet 3 inches to the beginning.

Both tracts being the same property conveyed to Percy Cohen and wife, Beatrice Cohen, by deeds from H. Cohen Furniture Company, of record in Book 1678, page 13, and Book 2486, page 612, Register's Office for Davidson County, Tennessee.

Both tracts are improved and are known as 204 Third Avenue North, and are a part of Lot 26 on the original Plan of Nashville not of record.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And we do covenant with the said Grantee 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 except for a lease to Nashville Parkrite, Inc., for a term extending until March 31, 1981, evidenced by a lease extension agreement recorded in Book 2486, page 612, Register's Office for Davidson County, Tennessee, an undivided one-tenth (1/10) interest therein being also assigned herewith.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 3rd day of March, 1969, to be effective as of January 1, 1969.

Percy Cohen

Beatrice Cohen

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ [illegible] which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 1 day of [illegible] 1969

[illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, Imogene P. Etter, a Notary Public in and for said State and County, the within named Percy Cohen and wife, Beatrice Cohen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3rd day of March, 1969.

Imogene P. Etter
Notary Public

My commission expires: 10-16-72

B 9 2 7 4 4

IDENTIF. REFERENCE

JAN 29 10 54 AM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN29	CONV	*6,000.00				
JAN29	S'TAX		A*	15.60		
JAN29	PR'FEE		A*	.50		
JAN29	W'DEED		A*	6.00	*	22.10