THIS INSTRUMENT WAS PREPARED BY PHIL COHEN REALTY COMPANY, 111 UNION STREET, NASHVILLE, TENN.

WARRANTY DEED

BOOK 4677 PAGE 920

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GILBERT LEE COHEN ETAL	SAME	MAP 71-2
(NAME)	(NAME)	
111 UNION STREET		PAR 33
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37201		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ---------- ($10.00)---------- *Dollars,*

and other good and valuable considerations, the reciept of which is hereby acknowledged,

I, LUELLEN PORTER

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

GILBERT LEE COHEN AND WIFE PATTI M. COHEN, AND SARA K. COHEN, THEIR

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

Being Lot No. 39 on the Map of E.C. Scruggs' Avondale Addition of record in book 161, page 13, Register's Office for said County.

Said lot No. 39 fronts 50 feet on the southerly side of Greenwood Avenue and runs back between parallel lines 149 feet to an alley.

Being the same property conveyed to Luellen Porter by deed from William Douglas Briley, as of record in book 4257, page 216, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 500.00

Subscribed and sworn to before me, this the 31ST day of JANUARY 19 73

My commission expires: May 7, 1974 (Affix Seal)

Affiant: x Luellen Porter

Notary Public: Lydia K. Bourgeois

My Commission Expires May 7, 1974

This is improved ( ) unimproved (X) property, known as 1254 AVONDALE CIRCLE NASHVILLE TENNESSEE
(House Number) (Street) 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

GILBERT LEE COHEN AND WIFE, PATTI M. COHEN AND SARA K. 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.*

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, AND SARA K. COHEN, THEIR

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

Witness MY *hand this* 31ST *day of* JANUARY, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Luellen Porter
LUELLEN PORTER

BOOK 4677 PAGE 921

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lyda K. Burgess, a Notary Public in and for said County and State, LUELLEN PORTER

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 31ST day of JANUARY, 19 73.

Lyda K. Burgess Notary Public

Commission expires May 7, 1974

My Commission Expires May 7, 1974

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 ...

	FEB-13	CONV	* 500.00			
	FEB-13	S'TAX		A*	1.30	
	FEB-13	PR'FEE		A*	.50	
	FEB-13	W'DEED		A*	4.00	* 5.80

WARRANTY DEED

FROM LUELLEN PORTER

TO GILBERT LEE COHEN, ETAL

893403

IDENTIF. REFERENCE

FEB 13 15 PM '73

DAVIDSON COUNTY, TENN.

MAIL

REAL ESTATE INSURANCE
GILBERT LEE COHEN
PHONE 255-1233
UNION STREET
NASHVILLE, TENNESSEE 37201