THIS INSTRUMENT PREPARED BY: Phil Cohen Realty Co
Mail to 111 Union St
Nashville, Tenn. 37201

BOOK 4044 PAGE 819

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gilbert Lee Cohen and Sara K. Cohen (NAME)	Same (NAME)	81-11
111 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	594
Nashville, Tennessee 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- Dollars,

cash in hand paid by Gilbert Lee Cohen and Sara K. Cohen, the receipt of all of which is hereby acknowledged,

I, Mary E. Miller, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Gilbert Lee Cohen and Sara K. Cohen, a one-half undivided interest each, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the north 35 feet of the south 70 feet of Lot number 337 on the Map of McGavock, Wetmore and Others Second Addition, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 35 feet on the west side of 16th Avenue North and runs back between parallel lines parallel to and 35 feet north of Cockrill Street 170 feet to an alley.

Being the same property conveyed to Mary E. Miller, unmarried, by deed from Phil Cohen and Gilbert Lee Cohen of record in Book 4067, Page 486, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,000.00

Subscribed and sworn to before me, this the 13th day of August, 1975

Affiant

My commission expires: 3/5/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1601A 16th Avenue, North (House Number) (Street) Nashville 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 Sara K. Cohen, a one-half undivided interest each, 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 Sara K. Cohen, a one-half undivided interest each, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 13th day of August, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mrs. Mary E. Miller

BOOK 4944 PAGE 820

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. C. Bainbridge, III, *a Notary Public in and for said County and State,* Mary E. Miller, unmarried,

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 *this* 13th *day of* August, *19*75

W. C. Bainbridge, III
Notary Public

Commission expires 2/5/77

W. C. BAINBRIDGE, III NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 .....

AUG25[12]	CONV	*2,000.00			
AUG25[12] S'TAX			A*	5.20	
AUG25[12] PR'TEE			A*	.50	
AUG25[12]	W'DEED		A*	4.00	* 9.70

WARRANTY DEED

FROM Mary E. Miller

TO Gilbert Lee Cohen, et al

D 12628

TOGETHER REFERENCE

AUG 25 10 21 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238