MAP AND PARCELS
105-4-32
92-8-272-273

WARRANTY DEED

Address of New Owners:

2623 North Dundee
Tampa, Florida 33609

Send Tax Bills To:

Same

BOOK 4987 PAGE 930

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged,

We, LAWRENCE SAMUEL COHEN, a/k/a LAWRENCE S. COHEN, and BETTY S. COHEN, his wife, have this day bargained and sold, and do hereby transfer and convey unto MARIL B. JACOBS and BETTY S. COHEN, as co-trustees pursuant to that Irrevocable Declaration of Trust dated December 26, 1972, between LAWRENCE S. COHEN, as Grantor, and MARIL B. JACOBS and BETTY S. COHEN, as co-trustees, their heirs and assigns, certain real estate in Davidson County, Tennessee.

An undivided one-half (1/2) interest in and to the following described real property:

TRACT I: Being Lot No. 304 in the Subdivision of Lot No. 350, the original plan of which is of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Charlotte Avenue, formerly Cedar Street, 100 feet easterly from the easterly margin of 17th Avenue North, formerly Williams Avenue or Addison Avenue or Street; being the northwest corner of Lot No. 2 of an unrecorded subdivision; thence with the southerly margin of Charlotte Avenue, formerly Cedar Street eastwardly 100 feet to the corner of Lots Nos. 4 and 5 of said unrecorded subdivision; thence with the line between said Lots 4 and 5 southerly 180 feet, more or less, to the northerly margin of an alley; thence with said alley westwardly 100 feet to the southwest corner of said Lot No. 2 northerly 185 feet, more or less, to the beginning.

Being the same property conveyed to L. M. Cohen, by deed from Josephine E. Shropshire and husband, of record in Book 620, Page 695, Register's Office for Davidson County, Tennessee, and devised to M. D. Cohen, by will of L. M. Cohen, of record in Will Book _____, Page _____, County Court for Davidson County, Tennessee.

TRACT II: Being Lots Nos. 121 and 123 in Trimble's First Addition to Nashville, a plan of which is of record in Book 19, Page 220, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 121 and 123 front 50 feet each on the south side of Trimble Street and run back 160 feet to an alley. Lot No. 123 runs back with the westerly margin of Lincoln Avenue and measures 69 feet on said alley.

Being the same property conveyed to M. D. Cohen, by deed from George C. Waters and wife, of record in Book 454, Page 586, Register's Office for Davidson County, Tennessee.

This instrument prepared by:

L. David Shear, Esquire
Dixon, Shear, Brown & Stephenson
The Dixon Building - 620 Twiggs Street
Tampa, Florida 33602

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 19,645.00 .

SUBSCRIBED and SWORN to before me this, the 13TH day of January, 1976.

NOTARY PUBLIC

Affiant

Notary Public

Commission Expires:

May 8, 1978

un-
This is/improved property, known as 27 Trimble Street 1619, 1621, 1623 Charlotte Avenue.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MARIL B. JACOBS and BETTY S. COHEN, as co-trustees, pursuant to that

Irrevocable Declaration of Trust dated December 26, 1972, between LAWRENCE S. COHEN, as Grantor, and MARIL B. JACOBS and BETTY S. COHEN, as co-trustees, their heirs and assigns forever. We covenant that we are 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 easements, restrictions, reservations and zoning regulations of record, and taxes and assessments for the year 1976 and subsequent years.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said MARIL B. JACOBS and BETTY S. COHEN, as co-trustees, pursuant to the aforementioned Irrevocable Declaration of Trust dated December 26, 1972, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands and seals this 7th day of January, 1976.

Signed, sealed and delivered in the presence of:

Lawrence Samuel Cohen (SEAL)
Lawrence Samuel Cohen a/k/a Lawrence S. Cohen

Betty S. Cohen (SEAL)
Betty S. Cohen

As to Lawrence Samuel Cohen a/k/a Lawrence S. Cohen

As to Betty S. Cohen

STATE OF FLORIDA)
:
COUNTY OF HILLSBOROUGH)

Personally appeared before me, Sylvia A. Livingston, a Notary Public in and for said County and State, LAWRENCE SAMUEL COHEN, a/k/a LAWRENCE S. COHEN, and BETTY S. COHEN, his wife, the within named bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Tampa, Florida, this 7th day of January, 1976.

Sylvia A. Livingston
Notary Public, State of Florida at Large

My Commission Expires:
April 7, 1978

NOTARY PUBLIC STATE OF FLORIDA AT LARGE SYLVIA A. LIVINGSTON

D 3 1 9 0 2

IDENTIF. REFERENCE

JAN 13 11 41 AM '76

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

JAN 13 76	CONV	19,645.00			
JAN 13 76 S'TAX			B*	50.96	
JAN 13 76 PR'FEE			B*	.50	
JAN 13 76	W'DEED-4-		B*	8.00	* 59.46