PREPARED BY:
LEON GILBERT,
3rd NATL. BANK BLDG., NASHVILLE, TENN.

WARRANTY DEED

BOOK 5004 PAGE 727

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JACK J. COHEN ET AL.,	SAME	3 W 02730
(NAME) STAHLMAN BLDG.,	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENN. 37201	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR cash in hand paid by JACK J. COHEN AND WIFE, BESSIE D. COHEN, ~~&&&&&~~ ALDEN KIRSHNER AND WIFE, BARRIE KIRSHNER, AND LEON GILBERT, TO CLARENCE W. CLAYBROOKS AND WIFE, ADDIE M. CLAYBROOKS, receipt of which is hereby acknowledged, and the further consideration of this conveyance being made subject to the unpaid balance due on indebtedness secured in installment deed from Jack J. Cohen and wife, Bessie D. Cohen, Alden Kirshner and wife, Barrie Kirshner, and Leon Gilbert, to Clarence W. Claybrooks and wife, Addie M. Claybrooks, of record in Book 4864, page 860, Register's Office for Davidson County, Tennessee, we, the said Clarence W. Claybrooks and wife, Addie M. Claybrooks, *have this day bargained and sold, and do hereby transfer and convey unto the said* Jack J. Cohen and wife, Bessie D. Cohen, Alden Kirshner and wife, Barrie Kirshner, and Leon Gilbert, their ~~&&&&&~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly 30 feet of Lot No. 9 on the Map of W. G. Bush's Subdivision of Lot No. 16, Harding Lytle Tract, as of record in Book 57, page 20, Register's Office for said County.

Said part of Lot No. 9 fronts 30 feet on the southerly side of Herman Street and runs back between parallel lines, along the westerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to the undersigned Clarence W. Claybrooks and wife, Addie M. Claybrooks, by deed from Jack J. Cohen and wife, Bessie D. Cohen, Alden Kirshner and wife, Barrie Kirshner, and Leon Gilbert, of record in Book 4864, page 860, R. O. D. C., Tenn., to which reference is here made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39.50

Subscribed and sworn to before me, this the 11th day of March 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved ~~XXXX~~ property, known as 1907 HERMAN ST., NASHVILLE, TENN.
(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 JACK J. COHEN AND WIFE, BESSIE D. COHEN, ALDEN KIRSHNER AND WIFE, BARRIE KIRSHNER, AND LEON GILBERT, 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 unpaid taxes and as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JACK J. COHEN AND WIFE, BESSIE D. COHEN, ALDEN KIRSHNER AND WIFE, BARRIE KIRSHNER, AND LEON GILBERT, THEIR ~~&&&&&~~, *heirs and assigns, against the lawful claims of all persons.*

Witness OUR *hand* S *this* 28th *day of* FEBRUARY, 1976, 19..., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence W. Claybrooks
CLARENCE W. CLAYBROOKS

Addie M. Claybrooks
ADDIE M. CLAYBROOKS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Caesar E. Mirrhs, *a Notary Public in and for said County and State,* CLARENCE W. CLAYBROOKS AND WIFE, ADDIE M. CLAYBROOKS,

*the within named bargainor*S*, 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 NASHVILLE, *this* 24 *day of* FEBRUARY, 1976, *19*

Caesar E. Mirrhs
Notary Public

Commission expires 5/10/76

NOTARY PUBLIC
DAVIDSON CO. 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 .....

MAR 11 76 CONV *3,950.00
MAR 11 76 S TAX B* 10.14
MAR 11 76 PR'FEE B* .50
MAR 11 76 W'DEED B* 4.00 * 14.64

WARRANTY DEED

FROM

TO

Please mail to

LEON GILBERT
7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

D 39782

IDENTIF. REFERENCE

MAR 11 3 31 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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Guaranty Title
Office of
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Phone 256-2656
NASHVILLE, TENNESSEE