ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jack J. Cohen	Same as New Owner	63-8-12
(NAME)	(NAME)	
1125 Stahlman Building		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---------- $10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged,

APR27	CONV	*7,997.56			
APR27	S'TAX		B*	7.80	
APR27	PR'FEE		B*	.50	
APR27	W'DEED		B*	4.00	* 12.30

We, Zandine Phillips and wife, Virginia Phillips

have bargained and sold, and by these presents do transfer and convey unto the said

Jack J. Cohen and wife, Bessie D. Cohen and Leon Gilbert

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots 28, 29 and 30 of Block U in the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District.

Said Lots 28, 29 and 30 of Block U lie on the North side of Hadley Bend Boulevard and front thereon 25 feet each, they extend back between parallel lines northwardly 150 feet to an alley.

Being the same property conveyed to Zandine Phillips and wife, Virginia Phillips by deed from John Phillips, Nellie Rachel, Horace Rachel and Norma Jean Gwathney of record in Book 3401, page 10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all property taxes which are assumed by the grantees herein.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of April, 19 76.

Zandine Phillips — Zandine Phillips

Virginia Phillips — Virginia Phillips

BOOK 5019 PAGE 590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Zandine Phillips and wife, Virginia Phillips

the 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 27th day of April, 1976.

My commission expires April 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,997.56
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jack J. Cohen

Sworn to and subscribed before me
this 27th day of April, 1976.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

L. D. Richards, Atty.	P. O. Box 2645 Nashville, Tennessee
Name	Address

G-243940 dh
WARRANTY DEED

FROM

Zandine Phillips et ux Virginia Phillips

TO

Jack J. Cohen et ux BessieD. and Leon Gilbert

D 46642

IDENTIF. REFEREN[illegible]

APR 27 3 48 PM

FEE [illegible]
DAVIDSON COUNTY, TE[illegible]

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE