This instrument prepared by: JOHN R. REYNOLDS, Attorney
Suite 100, 216 Third Avenue North
Nashville, Tennessee 37201

BOOK 5098 PAGE 748

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Stanley Cohen et ux	NEW OWNER	131-3-A
(NAME) 4400 Belmont Park Terrace	(NAME)	121
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ----------($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

EUGENE JACKSON, JR. and wife, LILLIAN C. JACKSON,

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

STANLEY COHEN and wife, OLIVIA B. COHEN,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 121 on the Plan of Arden Place, as of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Eugene Jackson, Jr. by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 4809, page 432, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantees herein subject to the Declaration of Covenants, Conditions and Restrictions filed by Sheridan Construction Company, as recorded in Book 4754, page 455, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 16 day of December 19 76

Affiant

My commision expires: 2-14-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4400 Belmont Park Terrace, #121, Nashville TN 37215
(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

STANLEY COHEN and wife, OLIVIA B. COHEN,

their *(successors),*

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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* STANLEY COHEN and wife, OLIVIA B. COHEN, their

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

Witness our hand s this 16th day of December, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene Jackson, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, Eugene Jackson, Jr. and wife, Lillian C. Jackson, ...

..... 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 ..... Tennessee, this 16th day of December, 1976.

Commission expires 2-14-79 ..... Notary Public

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.....

DEC20'76 CONV 57,000.00
DEC20'76 S'TAX B* 148.20
DEC20'76 PR'FEE B* .50
DEC20'76 W'DEED B* 4.00 * 152.70

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN CENTER
NASHVILLE, TENN.

WARRANTY DEED

FROM
EUGENE JACKSON, JR. et ux

TO
STANLEY COHEN et ux

D 8 2 0 3 0

IDENTIFICATION REFERENCE

DEC 20 3 23 PM '76

REGISTER'S OFFICE

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238