This instrument prepared by:
Phil Cohen Realty Co.
711 Union Street
Nashville, TN 37219

BOOK 5102 PAGE 172

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kim F. Jew and wife, Alice W. Jew (NAME) | Same (NAME) | 8DA-5185 |
| 1134 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map 81-6 |
| Nashville, TN 37216 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Par 455 |

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

cash in hand paid by Kim F. Jew and wife, Alice W. Jew, the receipt of all of which is hereby acknowledged,

We, Gilbert Lee Cohen and wife, Patti M. Cohen and Sara K. Cohen

*have this day bargained and sold, and do hereby transfer and convey unto the said* Kim F. Jew and wife, Alice W. Jew

their *(successors), heirs and assigns,*

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

Being Lot No. 4 on the Plan of Subdivision of part of Lot No. 16 of the Nichol property in the 8th, formerly 13th Civil District of Davidson County, Tennessee, as of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said Lot No. 4 fronts 50.14 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Road and runs back 161 feet, more or less, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Gilbert Lee Cohen and wife, Patti M. Cohen and Sara K. Cohen by deed from James N. Bryan, Jr., Trustee of record in Book 5071, page 603, 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 $ 2,100.00

Subscribed and sworn to before me, this the 9th day of December 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2308 Buchanan Street, Nashville, TN
(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*
Kim F. Jew and wife, Alice W. Jew
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* Kim F. Jew and wife, Alice W. Jew
their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 9th *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*

Patti M. Cohen
Patti M. Cohen

Gilbert Lee Cohen
Sara K. Cohen
Sara K. Cohen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. L. Bainbridge, III, a Notary Public in and for said County and State, Gilbert Lee Cohen and wife, Patti M. Cohen and Sara K. Cohen

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 19 76.

Notary Public

Commission expires [illegible]

W. L. BAINBRIDGE, III NOTARY PUBLIC DAVIDSON COUNTY

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.....

**WARRANTY DEED**

FROM
Gilbert Lee Cohen and wife, Patti M. Cohen and Sara K. Cohen
TO
Kim F. Jew and wife, Alice W. Jew

2308 Buchanan Street

D
83492
IDENTIF REFERENCE
JAN 3 9 22 AM '77
REGISTER

Please mail to:
Phil Cohen Realty Company
711 Union Street
Nashville, TN 37219

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

| | | | | | |
|---|---|---|---|---|---|
| JAN-37 | CONV | *2,100.00 | | | |
| JAN-37 | S'TAX | | B* | 5.46 | |
| JAN-37 | PR'FEE | | B* | .50 | |
| JAN-37 | W'DEED | | B* | 4.00 | * 9.96 |