THIS INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS (Attorneys)
2700 First American Center
Nashville, Tennessee 37238

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WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
M. Cohen Iron & Metal Co. P.O. Box 1346 Nashville, Tn. 37202	Same	Map 92-7 Parcel 328

For and in consideration of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Cline & Bernheim, Inc., a Tennessee corporation, has bargained and sold, and by these presents, does transfer and convey unto M. Cohen Iron & Metal Co., a Tennessee corporation, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being parts of Lots Nos. 2, 3, 4, 5 and 6 on the Map of H. P. Bostick's Subdivision, as of record in Book 21, page 99, Register's Office for said County, and described according to a copy of a survey made by George W. Watkins, Surveyor, October 20, 1949, as follows:
>
> Beginning at an iron pipe in the westerly margin of 18th Avenue, North, at the northeast corner of parts of Lots 1 and 2 conveyed to Tennessee Property Company by deed from J. W. Thomas, Jr., of record in Book 326, page 459, said Register's Office; thence northerly along the westerly margin of said Avenue, 216.8 feet to an iron pin which is 8 feet north of the common corner of Lots 5 and 6 on said plan; thence along the Tennessee Central Railroad right-of-way, along a slight curve, 187.2 feet to an iron pin in the dividing line between Lots 4 and 5; thence southerly 158 feet to a point in the north line of the Tennessee Property Company's property, above mentioned; thence with the north line of said property, easterly 155.2 feet to the beginning.
>
> Being the same property conveyed to Cline & Bernheim, Inc. by deed from First American National Bank of Nashville and C. Edgar Jones, as Co-Executors and Co-Trustees of the Estate of Louis B. Cline, Deceased, and Helen Cline Schweizer, all parties doing business as a partnership doing business under the name of Cline and Bernheim as of record in Book 3945, page 723, Register's Office for Davidson County, Tennessee.
>
> The above land is conveyed expressly subject to taxes for 1977, which are assumed by the Grantee.

This is improved property located on 18th Avenue, North, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said

Grantee, its successors and assigns, forever. And Cline & Bernheim, Inc. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. And Cline & Bernheim, Inc. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hand this 7th day of January, 1977, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

CLINE & BERNHEIM, INC.

ATTEST:

Brannon Huddleston
SECRETARY

By Alfred B. Coigler
PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, James W. Berry, Jr., a Notary Public of the State and County aforesaid, personally appeared Alfred B. Coigler and Brannon Huddleston with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary respectively of Cline & Bernheim, Inc., the within named bargainor, a Tennessee corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation and attesting the same by the said Alfred B. Coigler as such President and attesting the same by the said Brannon Huddleston as such Secretary.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 7th day of January, 1977.

James W. Berry, Jr.
NOTARY PUBLIC

JAMES W. BERRY, JR. NOTARY PUBLIC STATE OF TENNESSEE

MY COMM. EXPIRES: February 6, 1978

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $22,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J B Cohen

Sworn to and subscribed before me, this 31st day of January, 1977.

E. F. Holman Jr. NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMM. EXPIRES:

FEB-17	CONV	22,500.00			
FEB-17	S'TAX		B*	58.50	
FEB-17	PR'FEE		B*	.50	
FEB-17	W'DEED		B*	6.00	* 65.00

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TENNESSEE REFERENCE

FEB 1 10 31 AM '77