FROM

G.Battle Claiborne, Trustee

TO

Jack Cohen

970

For draftsman's use

This instument made and prepared by G.Battle Claiborne 2313 Hillsboro Rd., Nashville Tennessee 37212

BOOK 5117 PAGE 302

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Cohen (NAME)	SAME (NAME)	Map 81-3
Stahlman Bldg (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 40
Nashville, Tn 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail

D90383

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 22 3 02 PM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 2,000.00 Jack Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Feb., 1977.

Notary Public

~~MY COMMISSION EXPIRES:~~ Dec. 14

~~(AFFIX SEAL)~~

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 25th day of January, 1977, by and between G. Battle Claiborne, Substitute Trustee, party of the first part, and Jack J. Cohen, party of the second part,

Whereas, by installment deed dated the 11th day of May, 1974, of record in Register's Office for Davidson County, Tennessee, in Book 4915, page 792, Wesley C. Little conveyed to Peter Weiss as Trustee the hereinafter described real estate, to secure the promissory note in the principal amount of $5,850.00; and

Whereas, party of the first part was appointed as Substitute Trustee by instrument of record in Book 5105, page 356, Register's Office for Davidson County, Tennessee; and

Whereas, default was made in the payment of said notes, and the holder thereof having directed the first party to sell said property, as provided by said deed of trust, the first party did, by publication in a newspaper of general circulation in Davidson County, Tennessee, advertise said property to be sold on this date, and pursuant to said notice, on this date, during legal hours, the first party offered said property for sale, at the south door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to Jack J. Cohen at the price of $2,000.00, this being the highest, last and best bid.

Now, therefore, this deed witnesseth: That for and consideration of the sum of $2,000.00, receipt of which is hereby acknowledged, the first party has this day bargained and sold, and does hereby sell, transfer adn convey unto the second party, his heirs and assigns, the following described real estate, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A certain tract of land in Nashville, Davidson County, Tennessee, being Lots Nos. 28 and 29 in John A. Bell's Subdivision of the Mary J. Fox Lands, as per plan of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

Said Lots front together 100 feet on Howard Street, now called Pecan Street, and extend back between parallel lines 142 feet to an alley.

Being the same property conveyed to Wesley C. Little by Jack J. Cohen and wife Bessie D. Cohen by installment deed of record in Book 4915, page 792, Register's Office for davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, his heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the first party, as Trustee, does hereby transfer, assign and set over unto the second party, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Witness the signature of the first party on this the day and date first above written.

G. Battle Claiborne, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Battle Claiborne, Trustee, with whom I am personally acquainted, who acknowledges that he executed the within instrument for the pruposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 25th day of January, 1977.

Notary Public

My Commission Expires: 2-3-79

H. SELEY * NOTARY PUBLIC STATE OF TENNESSEE LARGE *

FEB 22 CONV *2,000.00
FEB 22 S'TAX B* 5.20
FEB 22 RFEE B* .50
FEB 22 W'DEED B* 4.00 * 9.70