THIS INSTRUMENT PREPARED BY:

ROCHELLE & CALLIS
Attorneys-at-Law
Mt. Juliet, Tennessee
226 Mt Juliet Rd

SEND TAX BILLS TO:
Guaranty Mortgage
First American Center
Nashville, Tn 37237

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and othe good and valuable considerations, including the assumption of an indebtedness owing to Guaranty Mortgage Company as evidenced by a Deed of Trust of record in Book 4856, Page 782, Register's Office of Davidson County, Tennessee, the receipt of all of which is hereby aknowledged, we, ROBERT R. LEMIEUX and wife, EVA C. LEMIEUX, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto SAM COHEN and wife, DORIS COHEN, their heirs and assigns, the following described property, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit number 7-1, Building number 7 in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee, and as shown on the plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36-38, in said Register's Office, to which reference is hereby made. Garage number 7-1-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Robert R. Lemieux and wife, Eva C. Lemieux by deed of record in Book 5101, Page 522, Register's Office of Davidson County, Tennessee.

This is improved property known as W-1 Raintree Village Condominium, 4810 Old Hickory Blvd., Hermitage, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said SAM COHEN and wife, DORIS COHEN, as tenants by the entireties, their heirs and assigns in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey same, that same is free, clear and otherwise unencumbered, except as herein set out, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

MAP 86-11-B
GROUP
PARCEL 21

40-69050

This conveyance is made subject to the following, to-wit:

1. All Terms and provisions of a Declaration of covenants and restrictions dated August 28, 1973, of record in Book 4743, Page 258, Register's Office of Davidson County, Tennessee.

2. All terms and provisions of the Master Deed and By-Laws for Raintree Village, a condominium, of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee.

3. All terms and provisions of the Charter of Hermitage Woods Community Services Association of record in Corporate Book Volume 0-29, Page 5443, in the office of the Secretary of the State of Tennessee, and in Book 4753, Page 101, Register's Office of Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. All easements and restrictions as set forth in the plan of record for Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36-38, in the Register's Office of Davidson County, Tennessee.

5. The herein grantees by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating Raintree Village, Condominium, and the Hermitage Woods Community Service Association. Said grantees further agree hereby to pay all assessments whether special or general which are levied by Raintree Village, a condominium or by the Hermitage Woods Community Services Association or their successors or assigns.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 16 day of December, 1977.

GRANTORS:

Robert R. Lemieux
ROBERT R. LEMIEUX

Eva C. Lemieux
EVA C. LEMIEUX

DEC22'77 CONV 35,977.01
DEC22'77 S'TAX B* 93.60
DEC22'77 PR'FEE B* .50
DEC22'77 W'DEED B* 6.00 * 100.10

BOOK 5236 PAGE 61

GRANTEES:

Sam Cohen
SAM COHEN

Doris Cohen
DORIS COHEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County,aforesaid, the within named bargainors, ROBERT R. LEMIEUX and wife, EVA C. LEMIEUX, with whom I am personally aquainted, and who each acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 16th day of December, 1977.

Jacqueline Ann Hooks
NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 1, 1981

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, SAM COHEN and wife, DORIS COHEN, with whom I am personally acquainted, and who acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 16 day of December, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $35,977.01.

Eva C. Lemieux
AFFIANT

Sworn to and subscribed before me, this the 16 day of December, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-81

E 4 2 9 7 3

IDENTIF. REFERENCE

DEC 22 9 2 AM '77

FELIX Z. WILLIAMS
DAVIDSON COUNTY REGISTER