FORM NO. WD-1

BOOK 5563 PAGE 259

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Julius B Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEB. 1980

Notary Public

MY COMMISSION EXPIRES: 0.1.15 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GULLETT, SANFORD AND ROBINSON, 155 4TH AVE. N. NASHVILLE, TN. 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Steven Cohen (NAME)	SAME (NAME)	103-12/105
P.O. Box 23346 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	(1) 70 13 -16
NASHVILLE, TN. 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Julius B. Cohen and wife, Shirley C. Cohen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Steven Cohen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A~~TWO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(1) Being Lot No. 14 and the south half of Lot No. 15 of Block "G" on the plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County. Said Lot No. 14 and part of Lot No. 15 adjoin and front together 100 feet on the northwesterly side of Lauderdale Road and run back between lines 122.3 feet on the south line and 140.465 feet on the north line to a dead line in the rear on which they measure 54.75 feet.

Being the same property conveyed to Julius B. Cohen and wife, Shirley C. Cohen by deed from Willie H. Stringfellow of record in Book 2344, page 351, Register's Office for said County.

(2) Land in the 13th, formerly 23rd, Civil District, described according to a survey by Clyde D. Anderson, Surveyor, Aug. 26, 1964, as follows:

Beginning at the intersection of the eastwardly property line of Buena Vista Pike and the northwardly property of Clarksville Highway; thence with the property line of Buena Vista Pike, N. 3° 31' E. 87.45 feet to the south line of a 14 foot easement; thence with south line of easement S 86° 44' E. 27.82 feet to the building line of existing Store; thence with outside wall of building S 4° 21' W. 87.5 feet to the northwardly property line of the Clarksville Highway and thence with said right of way, N. 87° 00' W. 26.56 feet to the point of beginning. Included in this conveyance is that easement described more particularly in Quitclaim Deed of record in Book 4871, Page 675, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Cohen by deed from Eva Cohen, a widow, of record as aforesaid in Book 4871, page 675, said Register's Office.

The 1980 property taxes have been assumed by Grantee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hands this 1ST day of FEB, 1980

Julius B. Cohen

Shirley C. Cohen

STATE OF TENNESSEE
Davidson County

BOOK 5563 PAGE 260

Personally appeared before me, REGINA K. CRABB, a Notary Public in and for said County and State, the within named Julius B. Cohen and wife, Shirley C. Cohen

the 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 1st day of FEB 1980

Commission expires Oct. 15, 1983

Regina K. Crabb
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Julius B. Cohen and wife, Shirley C. Cohen

TO

Larry Steven Cohen

F 75224

IDENTIF. REFERENCE

FEB 5 2 30 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

02/05 266.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5563 PAGE 261

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100000.00- CO	
			260.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 263.50-	
1107A02/05/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7-52224

IDENTIF. REFERENCE

FEB 5 2 30 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 740483