This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6071 PAGE 204

Address of New Owner(s):
Ralph M. Cohen
4914 Charlotte Avenue
Nashville, Tennessee 37209

Send Tax Bills to:
Same

Map Parcel No:
91-15-247
Field Book No.:
12W03710

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, HERBERT M. SHAYNE, TRUSTEE (the Grantor) has this day bargained and sold and does hereby transfer and convey to RALPH M. COHEN (the Grantee), his heirs, assigns and successors, the following described tract of land in Davidson County, Tennessee, to-wit:

Being 20 feet off of the east side of Lot No. 809, all of Lot No. 807 and 5 feet off of the west side of Lot No. 805, of Block 113, Plan No. 1, West Nashville, which is of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot and parts of Lots join each other and front together 50 feet on the north side of Charlotte Pike or Avenue, and extend back northwardly between parallel lines, 150 feet to an alley 25 feet wide, showing on said alley 50 feet.

Being the same property conveyed to the Grantor by deed from Eighth Avenue Realty Company, as of record in Book 6067, page 715, said Register's Office.

Current property taxes to be assumed by Grantee.

This is improved property located generally at 4906-8 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, assigns and successors, forever.

AND the Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as herein set out. And I, Herbert M. Shayne, Trustee, hereby assign and transfer to the said Grantee all of the covenants and warranties contained in the above mentioned deed to me as Trustee, together with the benefits thereof, and also the covenants and warranties contained in all predecessor deeds conveying said property, as fully as I, as such Trustee, am authorized and empowered so to do, and as fully as I could or should do in the premises, but not otherwise, this conveyance being executed by me in my official capacity as Trustee, only as pursuant to the power and authority on me conferred by said deed above mentioned.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 7th day of June, 1983.

Herbert M. Shayne
HERBERT M. SHAYNE, TRUSTEE

06/07 53.35- CHECK

3309

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6071 PAGE 205

Before me, Sharron C. Couch, a Notary Public in and for the State and County aforesaid, personally appeared Herbert M. Shayne, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 7th day of June, 1983.

Sharron C. Couch
Notary Public

My commission expires: 4-21-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Affiant

Subscribed and sworn to before me,
this 7th day of June, 1983.

Sharron C. Couch
Notary Public

My Commission Expires: 4-21-85

RUSH

H 52639

IDENTIF. REFERENCE

JUN 7 3 49 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6071 PAGE 206

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

18000.00- CO
46.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 53.50-
3008A06/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 52639

IDENTIF. REFERENCE

JUN 7 3 49 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 954635