file

Special

# WARRANTY DEED

Prepared by Denney, Lacke & Chernau

(CORPORATE FORM)

Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joseph Cohen and Abner Cohen | Same | Map 92-11 |
| c/o Apex Serv. Corp. Nashville, Inc. (NAME) | (NAME) | Parcels |
| 2300-10 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 92,93,94,95, and 96 |
| Nashville, Tn 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Three Hundred Seventy-five Thousand and no/100ths ($375,000.00) BOOK 6106 PAGE 238 *Dollars,*

First Tennessee Bank, N.A., Memphis formerly First National Bank of Memphis, Tennessee, Trustee and trustee and agent for the Pear Family Agency

*has bargained and sold, and does hereby transfer and convey unto the said*

Joseph Cohen and Abner Cohen

*(successors), heirs and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:,*

See Exhibit "A" attached hereto

H 93605

IDENTIF. REFERENCE

JUL 29 4 19 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 375,000.00

Subscribed and sworn to before me, this the 29th day of July 19 83.

Affiant: Chris Whitson

~~My commission expires:~~ ~~(Affix Seal)~~

Notary Public: B. Edwards - Dep. Reg.

unimproved ( )
This is improved (X) property, known as 2300-2310 (House Number) Charlotte Avenue (Street) Nashville (P. O. Address: City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Joseph Cohen and Abner Cohen *(successors),*

*heirs and assigns forever. Grantor covenants that it 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 for tax lien for 1983 property taxes.

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said* Joseph Cohen and Abner Cohen *(successors), heirs and assigns, against the lawful claims of all persons.* holding through or under it, but not further or otherwise.

*Witness hand this* 5th *day of* July, 19 83, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

First Tennessee Bank, N. A. Memphis
formerly First National Bank of Memphis as
Trustee and agent for the Pear Family Agency
BY:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6106 PAGE 239

*Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ....., .....of the ....., the within named bargainor, a corporation, and that ....he as such ..... being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by .....self as .....*

*Witness my hand and seal, at office in .....,*
*this .....day of ....., 19.....*

.....*Notary Public*

*Commission expires .....*

STATE OF TENNESSEE)
COUNTY OF SHELBY )

Before me, Pamela A. Mourkess, a Notary Public of the State and County aforesaid, personally appeared Robert P. Blumenthal, with whom I am personally acquainted, and who, upon oath, acknowledged him self, to be Vice President of the First Tennessee Bank, N. A. Memphis formerly First National Bank of Memphis, Tennessee, as trustee and agent for the Pear Family Agency, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice President

Witness my hand and seal, at office in Memphis, Tennessee, this 5 day of July, 1983.

Pamela A. Mourkess
Notary Public

My Commission expires:

July 15, 1984

WARRANTY DEED

FROM
First Tennessee Bank, N.A. Memphis formerly First National Bank
of Memphis, Tennessee as trustee and agent for the Pear Family Agency

TO
Joseph Cohen and Abner Cohen

Attorneys TITLE COMPANY
STAHLMAN BUILDING

EXHIBIT A



A tract of land in Davidson County, Tennessee, being Lots Nos. 44 through 49 and a 10 foot alley adjoining the northerly margin of said lots, all as shown on the Plan of Burlington Heights Subdivision of part of Elliston Property, a plan of which is of record in Book 332, page 13, Register's Office for Davidson County, Tennessee, said alley being formerly known as Alley No. 925 on the official street map of the City of Nashville which was closed August 2, 1960 by Council Bill No. 60-119, and being more particularly described as follows:

Beginning at a point in the north westerly corner of the inter-section of Charlotte Avenue and Twenty-Third Avenue North, being the southeasterly corner of said Lot No. 44; thence along the northerly margin of said Charlotte Avenue westerly 329.5 feet to the southwest corner of said Lot No. 49; thence along the westerly line of said Lot No. 49 northerly 156 feet to the northwest corner of said Lot No. 49; thence along the northerly line of said Lot No. 49 easterly 12 feet more or less; thence northerly 10 feet more or less to the southwest corner of Lot No. 50 in said subdivision, being also the northeasterly corner of the interesection of said 10 foot alley mentioned hereinabove and a 12 foot alley; thence along the common line between said 10 foot alley and said Lot No. 50 easterly 262.5 feet to a point in the westerly margin of said Twenty-Third Avenue North; thence along said margin southerly 160 feet to the point of beginning.

Being part of the same property conveyed to First Tennessee Bank, N.A., Memphis, formerly First National Bank of Memphis, Tennessee, Trustee, as Trustee and Agent for the Pear Family Agency by deed from Aetna Realty Company, of record in Book 4062, page 626, said Register's Office.

[redacted]

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6106 PAGE 241

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 375000.00- | CO |
| | | | 975.00 | CO TX. |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 984.50- |
| 6017A | 07/29/83 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 3 9 0 5

IDENTIF. REFERENCE

Jul 29 4 20 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 967644