STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $47,500.00

Subscribed and sworn to before me, this the 30th day of March 19 84

My commission expires: 10-20-85
(Affix Seal)

Affiant

Notary Public

PATRICIA ANN JOHNSON NOTARY PUBLIC STATE AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Southeast Title
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Paul J. Cohen	Dominion Bancshares Mortgage Corp.
189 53rd Avenue North	9900 Main Street, Suite 200
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37209	Fairfax, VA 22031
CITY STATE ZIP	CITY STATE ZIP

MAP NO. 103-3 25W-09885 PARCEL NO. 42

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Tom Hardy d/b/a Hardy Realty Company and wife Sandy Hardy

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Paul J. Cohen and wife Janet M. Cohen

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Siegrist Subdivision, as of record in Book 2330, Page 131, Regsiter's Office for said County.

Said Lot fronts 80 feet on the west side of 53rd Avenue North and runs back 89 feet on the north line, 62.5 feet on the south line to the right of way of the N.C. and St. L. Railroad, on which it measures 83.7 feet.

Being the same property coveyed to Hardy Realty Company by deed from Roy E. Smithson and wife Georgia R. Smithson, of record in Book 6220, Page 532, Register's Office for said County.

FELIX E. ROBERTSON III REGISTER
DAVIDSON COUNTY, TN
APR 3 2 07 PM '84

IDENTIF. REFERENCE

11 13 13

04/03 130.00- CHECK

5608

THIS IS _____ IMPROVED PROPERTY KNOWN AS 189 53rd Avenue North Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand s this 28th day of March 19 84

Tom Hardy
Tom Hardy

Sandy Hardy
Sandy Hardy

Sandy Hardy is joining in this conveyance to convey any and all rights she may have to said property.

State of Tennessee
County of Davidson

BOOK 6263 PAGE 168

On this 28th day of March, 19 84, before me personally appeared Tom Hardy and wife Sandy Hardy to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

10/20/85

Notary Public

NOTARY PUBLIC ALAMANCE COUNTY, N.C.

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 6263 PAGE 169

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

47500.00- CAMT.
123.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
5608A04/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:33:

IDENTIF. REFERENCE

APR 3 2 07 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25457