Thomas W. Steele - Prepared by
Parkview Towers
Suite 1212
Nashville, TN

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6294 PAGE 559

KNOW ALL MEN BY THESE PRESENTS:

That, for and in consideration of the sum of One Hundred Ninety Three Thousand Seven Hundred Eighty-Eight Dollars and Four Cents ($193,788.04), payable as hereinafter set forth, and the additional considerations as hereinafter set forth, we, J. B. Cohen and wife, Shirley Cohen, do hereby bargain, sell, transfer and convey unto Larry Cohen and wife, Laura Cohen, the following described property and premises situated in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of West Meade Farms, Inc., Section 4, as of record in Book 1835, page 94, Register's office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 215 feet on the westerly side of Vaughn's Gap Road and runs back between parallel lines 499.5 feet to a dead line in the rear.
>
> Being the same property conveyed to J. B. Cohen by Deed from Bob J. Golter and wife, Helen Hall Golter, of record in Book 3943, page 295, Register's Office for Davidson County, Tennessee.

to have and to hold the same unto the said Larry Cohen and wife, Laura Cohen, their heirs and assigns forever.

The said J. B. Cohen and wife, Shirley Cohen, hereby covenant to and with the said Larry Cohen and wife, Laura Cohen, their heirs and assigns, that they are lawfully seized in fee of said property; that the same is unencumbered except as hereinafter set forth; and that they have a good and lawful right to sell and convey the same; that they will warrant and forever defend the title to the same against the claims of any and all persons whomsoever, with the following exceptions: restriction recorded September 24, 1951 in Book 2022, page 209, Register's Office for Davidson County, Tennessee; the lien of a certain Deed of Trust from the undersigned to Herschel Greer, Trustee, dated April 12, 1968, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee; the lien of taxes for the year

1980, which the grantors agree to pay and discharge before they become delinquent and for which the grantees have agreed to reimburse the grantors their pro-rata share of the same.

The additional considerations for this conveyance is the agreement on the part of the grantees herein to reimburse the grantors for the mortgage payment due on the above described property on September 5, 1980 in the amount of Two Hundred Fifty Seven Dollars and Seventy-Three Cents ($275.57) which the grantors agree to pay when due, and the grantees' pro-rata share of the taxes due upon the above described property in the amount of Six Hundred Thirteen Dollars and Twenty-Seven Cents ($613.27) which the grantors agree to pay before they become delinquent. Said consideration both for the purchase price of the above described property and for the reimbursement by grantees to grantors of the items hereinabove described is payable by the grantees' assumption of (1) the balance due on that certain indebtedness evidenced by a promissory note dated April 12, 1968, the original principal sum of Forty Thousand Dollars ($40,000.00) payable to Guaranty Mortgage Company and secured by a Deed of Trust upon the property herein described of even date therewith of record in Book _____, page _____, Register's Office of Davidson County, Tennessee, which balance is in the amount of Twenty Seven Thousand Five Hundred Twelve Dollars ($27,512.00); and (2) an assumption by the undersigned of the balance due on that certain indebtedness owed by the grantors herein to Third National Bank in Nashville, evidenced by the unsecured note of the grantors to said Bank, which balance is in the sum of One Hundred Sixty Seven Thousand One Hundred Forty Seven Dollars and Four Cents ($167,147.04).

Possession is given simultaneously with the execution of this Deed.

IN WITNESS WHEREOF, the undersigned have subscribed their names on the 29th day of August, 1980.

J B Cohen
J. B. Cohen

Shirley Cohen
Shirley Cohen

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Margaret Manning, a Notary Public in and for said State and County, personally appeared J. B. Cohen and Shirley Cohen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 27 day of August, 1980.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 143,798.00
Larry S. Cohen
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF May 1984
Deputy Register

Margaret Manning
NOTARY PUBLIC

NOTARY PUBLIC MARGARET MANNING DAVIDSON COUNTY

My commission expires: 7-18-82

Buyer & Tax Bill
Larry S. Cohen etux
Mail 325 Vaughns Gap Rd
Ymca Nash 37205

I22901

IDENTIF. REFERENCE
MAY 18 9 02 AM '84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6294 PAGE 562

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

193788.04- CONT.
503.88 CSTAX
.50 PRFEE
9.00 ADEED
CHECK 513.38-
7534A05/15/84 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

901

122

REFERENCE

TENNESSEE

MAY 18

No.0037020