#3476

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6365 PAGE 938

4566 08/23 412.26 CHECK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Toby F. Cohen (NAME)	New Owner (NAME)	160-16
5908 Fireside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #6DU-60375

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, BELLE MEADE BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOBY F. COHEN and wife RITA R. COHEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hearthstone, Phase 4, as of record in Plat Book 5200, pages 547 and 548, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Belle Meade Builders, Inc., by deed from Radnor Homes, Inc. of record in Book 6254, page 250, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 5409, page 485, amended in Book 6140, page 81 and; (3) All matters appearing on the Plan of record in Plat Book 5200, pages 547 and 548, said Register's Office.

I 4 4 9 9 5

IDENTIF. REFERENCE

AUG 23 11 19 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5908 Fireside Drive Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of August, 1984.

BELLE MEADE BUILDERS, INC.

BY: [signature]
Joel C. Wilson, President

STATE OF TENNESSEE

BOOK 6365 PAGE 939

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel C. Wilson ** with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the BELLE MEADE BUILDERS, INC. the within named bargainor, a corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Joel C. Wilson as such President.

Witness my hand and official seal, at Nashville, Tennessee

this 20th day of August, 1984.

_____ Notary Public

Commission expires 1/20/85

**or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,622.18

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 1984.

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

_____ Notary Public

WARRANTY DEED

FROM BELLE MEADE BUILDERS, INC.

TO TOBY F. COHEN and wife, RITA R. COHEN

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6365 PAGE 940

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

167622.18- CAMT.
435.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 442.26-
4566A08/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 9 9 5

IDENTIF. REFERENCE

AUG 23 11 20 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0063273