FILE BOX 45

BOOK 6489 PAGE 76

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Marie Branham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-22-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Walter Cohen		OWNER			Map 175-11
(NAME)		(NAME)			
1102 Stonewall Jackson					Parcel 188
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Nashville, TN 37220					
(CITY)	(STATE) (P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, WE, B & D Investment Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Cohen, unmarried

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

BEING Lot No. 15 on the Plan of Meadows of Tulip Grove, Section One, as of record in Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to B & D Investment Builders, Inc. by deed from Donald R. Baskin and wife Beverly Baskin, of record in Book 6357, Page 309, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899, Register's Office for said County.

1.8 1.6.9 9

IDENTIF. REFERENCE

FEB 7 2 08 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as Lot 15, Bradley Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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 my hand this 25th day of January, 19 85

B & D Investment Builders, Inc.

BY: Bruce Vencill PRES

Bruce Vencill, President

3557

BOOK 6489 PAGE 77

STATE OF TENNESSEE
COUNTY OF

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

_____

_____ (or proved to me on the basis of satisfactory evidence)

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 _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bruce Vencill and _____ with whom I am personally acquainted/and who upon his oath (or proved to me on the basis of satisfactory evidence) himself acknowledged (~~himself~~) to be the President and _____ respectively of the B & D Investment Builders, Inc. the within named bargainor, and corporation, and that (he) as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bruce Vencill as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 25th day of January 19 85

My commission expires 10-20-85

Patricia Ann Dickson
Notary Public

WARRANTY DEED

FROM
B & D Investment Builders, Inc.

TO
Walter Cohen

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 6489 PAGE 78

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

16000.00- CAMT.
39.00 CSTAX
.50 PRFEE
6.00 WDECD
CHECK 45.50-
9557A02/07/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I81699
Identif. Ret
Feb 7 2:08 pm '85
Felix Z. Wilson II Reg.
Davidson County Tn.

No. 107000