FILE BOX 45

BOOK 6537 PAGE 386

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(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 S. Cohen (NAME) | AmSouth Mortgage Company, Inc. (NAME) | MAP 75-11 |
| 402 W. Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | PARCEL 198 |
| Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP) | Birmingham, Alabama 35201 (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 S. 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. 5A of the Zone Lot Division of Lot Nos. 4 through 17 of the Meadows of Tulip Grove, Section 1, of Record in Book 6250, Page 363, amending the Plan of Record in Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to B & D Investment Builders, Inc. from Walter Cohen, unmarried, of Record in Book 6316, Page 934, 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.

FELIX P. WILSON, REGISTER
DAVIDSON COUNTY, TN
APR 19 2 24 PM '85

IDENTIF. REFERENCE

I 9 8 0 0 1

CHECK
This is unimproved ( ) improved (XX) property, known as 705 Will Place, 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 12th day of April, 19 85

B & D Investment Builders, Inc.

By: David A. Clark, Vice President

04/15 111.02

3730

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STATE OF TENNESSEE
COUNTY OF Davidson

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 (or proved to me on the basis of satisfactory evidence) he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 19 85

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 David A. Clark and _____ with whom I am personally acquainted/and who upon his oath acknowledged himself (or proved to me on the basis of satisfactory evidence) to be the Vice President and _____ respectively of the B & D Investment Builders, Inc. the within named bargainor, and corporation, and that (he) as such Vice 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 David A. Clark 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 12th day of April 19 85

My commission expires 10-20-85

Patricia Ann Johnson
Notary Public

WARRANTY DEED

FROM

B & D Investment Builders, Inc.

TO

Walter S. 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 _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

40200.00- CAMT.
104.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 111.02-
9730A04/19/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 98001

IDENTIF. REFERENCE

APR 19 2 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126623