This Instrument Prepared By:
Douglas A. Blaze
Hale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

Box 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-11-98	Mr/Mrs Richard McIntyre	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
90-25245	7206 Birch Bark Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

BOOK 6045 PAGE 115

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

33091

IDENTIFICATION REFERENCE

AUG 30 4 08 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NEIL COHEN and wife, LYNN COHEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD J. McINTYRE and wife, BETH G. McINTYRE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 38 on the Plan of Section II, Valley West, as of record in Book 3600, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neil Cohen and wife, Lynn Cohen, by deed from Edgar Lee Baldwin and wife, Billie Jean Baldwin, as of record in Book 5890, page 139.

This conveyance is made subject to restrictions of record in Book 3838, page 501, and Book 3833, page 789; certain easements and setback lines as shown on the recorded plan of record in Book 3600, page 86.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1985 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of August, 1985.

Neil Cohen

Lynn Cohen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5645 PAGE 116

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Neil Cohen

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

Witness my hand and official seal at Nashville, Tennessee, this, the 29th day of August, 19 85.

My commission expires: 4-20-86

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Lynn Cohen

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

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of August, 19 85.

My commission expires: 4/19/87

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 93,500.00

X Richard J. McIntyre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August 19 85.

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

NEIL COHEN AND WIFE

TO

RICHARD J. McINTYRE AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6645 PAGE 117

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

93500.00- CAPIT
243.10 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 249.60-
2884A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3309 I.

IDENTIFICATION/REFERENCE

AUG 30 4 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168722