BOOK 7873 PAGE 965

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,022.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

| THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney | | |
|---|---|---|
| Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203 | | |
| ADDRESS NEW OWNER (S) AS FOLLOWS<br>Martha Patrice McNellis | Mortgagee:<br>Chemical Mortgage Company | MAP-PARCEL NUMBERS<br>117-4-363 |
| (NAME)<br>1833 Primrose Avenue | (NAME)<br>101 East Town Street | 16DA 00830 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, TN 37212 | (STREET ADDRESS)<br>Columbus, Ohio 43215 | |
| (CITY) (STATE) (P.O.ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, Jamie L. Cohen, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Patrice McNellis, 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:

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "C" on the plan of Belmont Terrace, Annex No. 4, of record in Book 974, page 97, Register's Office for said County.

SAID Lot No. 4 fronts 65 feet on the southwesterly margin of Primrose Avenue and extends back 173.7 feet on the northwesterly line and 184.4 feet on the southeasterly line to a dead line in the rear, measuring 67 feet thereon.

Being the same property conveyed to Jamie L. Cohen, a single person by deed from Richard L. Hoover and wife, Laurie E. Gilbert of record in Book 7328, page 619, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6982, page 362, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

4253

RECEIVED FOR RECORD JUN 26 4 16 PM '89 METROPOLITAN REGISTER OF DEEDS

8799 06/26 0101 03CHECK 366.20

This is improved (XX) property, known as 1833 Primrose Avenue, Nashville, TN 37212
(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 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 convenant 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 her hand this 23rd day of June, 19 89

Jamie L. Cohen

Jamie L. Cohen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie L. Cohen

the bargainor, 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 23rd day of June, 1989 A.D.

Commission expires December 10, 1991

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

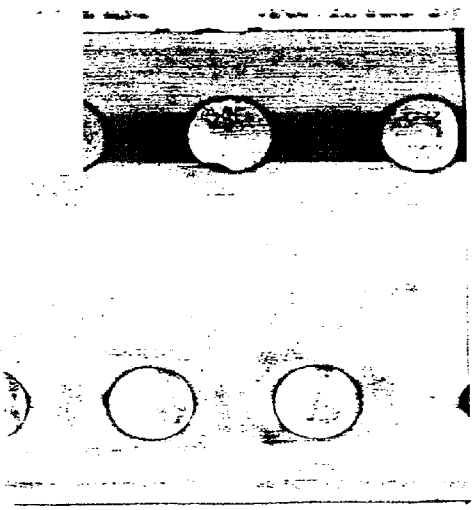
**WARRANTY DEED**

FROM
Jamie L. Cohen, Unmarried

TO
Martha Patrice McNellis,

Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203



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

RECEIVED OF _____

FOR _____

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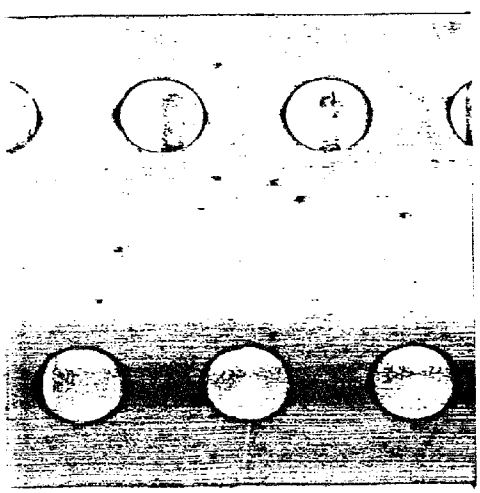
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 109022.86 |
| | | | | CON TX 359.70 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 366.20 |
| | | | | CHECK 366.20 |
| 06/26/89 | 01 | | | 16:19 0001 8799 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4 4 2 5 3.

IDENTIFICATION REFERENCE

JUN 26 4 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223088