BOOK 8151 PAGE 706

THIS INSTRUMENT PREPARED BY:
James C. Dale, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

mail

JUL 13 10 51 AM '95

IDENTIFT REFERENCE

4113.9

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
John O. Cohea, et ux 5204 Shenandoah Court Nashville, TN 37220	Same	Map 132-7 Parcel 19

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Philip L. Peterson and Frances A. Peterson, Tenants in common, have bargained and sold, and by these presents do transfer and convey unto John O. Cohea and wife, Jane L. Cohea, Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 2, the southerly part of Lot No. 3, and parts of Lot Nos. 12, 13 and 14 on the plan of the subdivision of 40 acres of the May Overton Estate, as of record in Book 421, page 162, Register's Office for said county, described according to a survey made by B. M. Ross, Engineer, March 1, 1948, as follows:
>
> Beginning at an iron pin on the easterly margin of the Franklin Pike 474.5 feet southerly from the intersection of the easterly margin of said Franklin Pike and the southerly margin of Overton Street, said point being also 300 feet north of the northwest corner of the James E. Caldwell property; thence south 86 degrees 30 minutes east 1123 feet to a point in the center of a branch; thence with said branch, north 21 degrees 30 minutes east 195.7 feet to a point; thence north 86 degrees 30 minutes west 1229.8 feet to a point on the easterly margin of said Franklin Pike; thence with the easterly margin of said pike, south 8 degrees 45 minutes east 187 feet to the beginning, containing 4.93 acres, more or less.
>
> Being the same property conveyed to Philip L. Peterson and Frances A. Peterson, distributees of the estate of Kathryn L. O'Kane, as equal tenants in common, by Quitclaim Deed from First American Trust Company, N.A., as Trustee under the Last Will and Testament of Thomas J. O'Kane and as Executor of the estate of Kathryn L. O'Kane, of record in Book 7648, page 934, Register's Office for Davidson County, Tennessee.

This is improved property known as 4300 Franklin Pike, Nashville, Tennessee 37220.

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 covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the

CHECK

713.53

said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of July, 1990.

Philip L. Peterson
PHILIP L. PETERSON

Frances A. Peterson
FRANCES A. PETERSON

"Grantors"

COMMONWEALTH OF VIRGINIA)
COUNTY OF MATHEWS)

Personally appeared before me, JAMES A FOULKNER SR, a Notary Public in and for said State and County, the within named Philip L. Peterson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MATHEWS, Virginia, this 8 day of June, 1990.

James A. Foulkner
NOTARY PUBLIC

My Commission Expires: February 29, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana L. Rush, a Notary Public in and for said State and County, the within named Frances A. Peterson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1990.

Diana L. Rush
NOTARY PUBLIC

My Commission Expires: 9/10/92

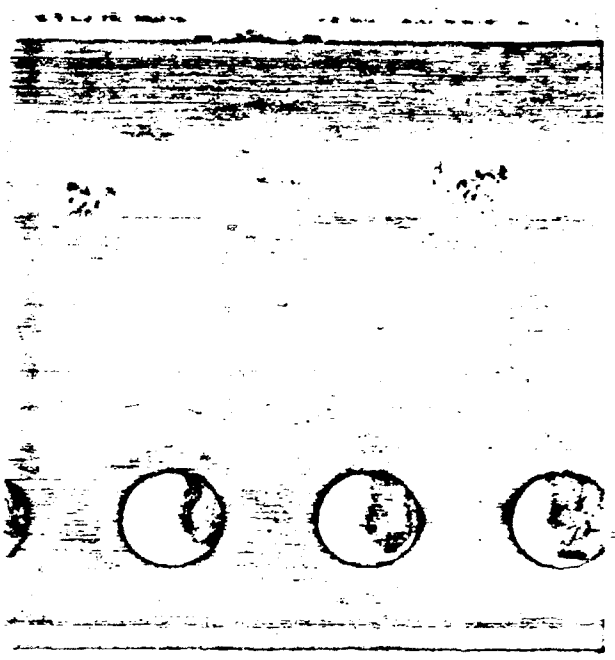
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Two Hundred Fourteen Thousand One Hundred Dollars ($214,100.00).

John O. Cohen
AFFIANT

Sworn to and subscribed before me this 13th day of July, 1990.

Diana L. Rush
NOTARY PUBLIC
My Commission Expires: 9/30/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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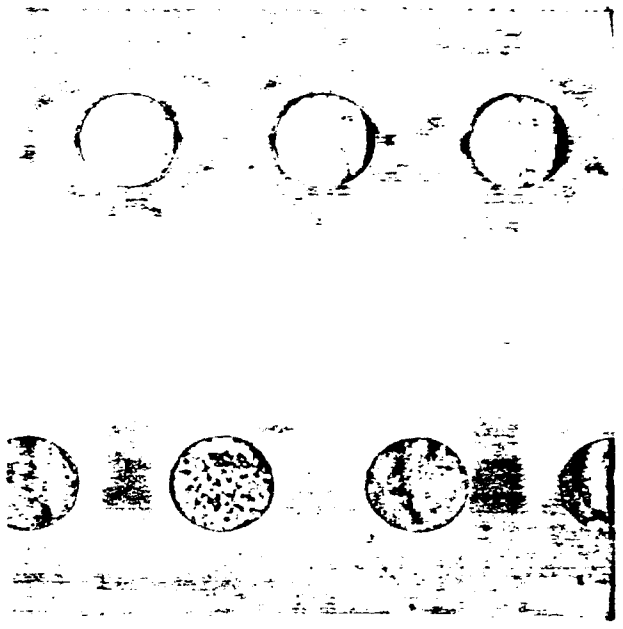
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 214100.00
CON TX 706.53
PRFEE 1.00
WDEED 6.00
TOTAL 713.53
CHECK 713.53

07/13/90 01 10:54 0001 9678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41139

IDENTIFICATION

Jul 13 10 51 AM '90

No. 336527