WARRANTY DEED

FROM: ESTHER MAGID

TO: RALPH M. COHEN

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Ralph M. Cohen 4908 Charlotte Avenue Nashville, TN 37209	Same	Map 91-15 Par 248

This Instrument Prepared
By: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Nathan Magid
AFFIANT

Sworn to and subscribed before me this 6 of May, 1991.

Irma R. Bradbett
Notary Public

My commission expires: 6-25-92

FOR AND IN CONSIDERATION of the sum of Twelve Thousand ($12,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

I, ESTHER MAGID, have bargained and sold, and by these presents do transfer and convey all of my one-half (1/2) undivided interest unto the said

RALPH M. COHEN, and his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

BEING the westerly 9 feet of Lot No. 803 and the easterly 20 feet of Lot No. 805 of Block 113 on the plan of West Nashville Number "1" as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID parts of lots 803 and 805 front together 29 feet on the Northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mollie Barish, M. L. Levitan, and Esther Magid, a one-third (1/3) undivided interest each, by deed from B. Levitan, of record in Book 1338, page 247, Register's Office for Davidson County, Tennessee; and, the said M. L. Levitan having conveyed his one-third (1/3) undivided interest to Mollie Barish and Esther Magid, in equal shares, by deed of record in Book 2858, page 103, Register's Office for Davidson County, Tennessee.

Nathan Magid, husband of Esther Magid, joins in this conveyance for the purpose of transferring and conveying any and all of his right, title and interest in and to the above described property to the grantee named herein.

This is unimproved property, known as:

4904 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RALPH M. COHEN, and his heirs and assigns, forever.

And I do covenant with the said RALPH M. COHEN that I am lawfully seized and possessed of said land in fee simple as to a one-half (1/2) undivided interest; have a good right to convey it, and the same is unencumbered, except for current year's property taxes, which are prorated and assumed by the grantee herein.

And we, ESTHER M. MAGID, and husband, NATHAN MAGID, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said RALPH M. COHEN, and his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6 day of May, 1991.

Nathan Magid

Esther M. Magid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESTHER MAGID and husband, NATHAN MAGID, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of May, 1991.

Irina R. Scarlett
Notary Public

My Commission Expires: 9-25-93

26 P P

IDENTIF. TREFERENCE

MAY 7 2 16 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0048 05/07 0101 03CHECK 46.00

110:057

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8347 PAGE 142

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	12000.00
CON TX	39.60
PRFEE	1.00
WDEED	6.00
TOTAL	46.60
CHECK	46.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/91 01 14:16 0001 0048

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IDENTIF. REFERENCE

MAY 7 2 16 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 419682