FILE IN BOX #14

FORM NO. WD-1

BOOK 5388 PAGE 579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

G# 7251-3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1991.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
MICHAEL S. COHEN etux	FIDELITY FEDERAL BANK	Map 131-8
(NAME)	(NAME)	
4315 Dale Avenue	401 Union Street	Parcel 96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Nashville, Tennessee 37219	16DA-16776
(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, I, EVELYN C. MCBROOM, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL S. COHEN AND WIFE, DALETA KEE SAWYER,
as tenancy by the entireties

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. 40 on the Map of Glendale Park, Section I, of record in Book 1130, Page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 151 feet on the westerly side of Dale Avenue, 206 feet o the northerly line and 90 feet on the southerly line to a dead line in the rear which measures 170 feet thereon.

BEING the same property conveyed to James H. McBroom, Sr., and wife, Evelyn C. McBroom by Deed from James H. McBroom, Jr. and wife, Marion D. McBroom, of record in Book 2546, Page 355, Register's Office for Davidson County, Tennessee. The said James H. McBroom Sr. having since died, the property is vested in Evelyn Louise Crunk McBroom as set forth in the Affidavit of Heirship of record in Book 5421, Page 622, dated April 4, 1979, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (x) property, known as 4315 Dale Avenue, Nashville, TN 37204
(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 seised 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 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 28th day of June, 19 91

Evelyn C. McBroom
EVELYN C. MCBROOM

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 EVELYN C. MCBROOM, UNMARRIED

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 28th day of June, 1991.

Commission Expires 11/10/91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

EVELYN C. MCBROOM, UNMARRIED

TO

MICHAEL S. COHEN AND WIFE, DALETA KEE SAWYER

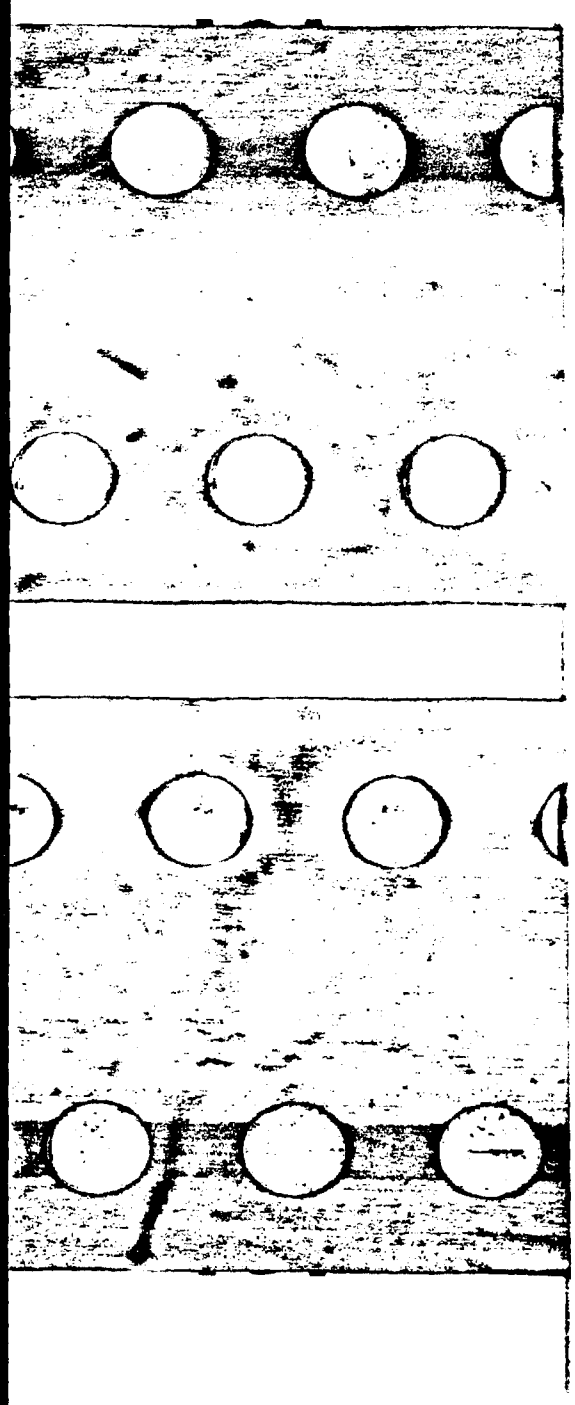
27470

IDENTIFICATION

JUL 1 3 20 PM '91

7802 07/01 0101 03CHECK 488.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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 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
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 6.00
TOTAL 488.00
CHECK 488.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/91 01 15:23 0001 7802

27470

IDENTIFICATION REFERENCE

JUL 1 3 20 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 436872