BOOK 8509 PAGE 587

G#7726-1

FILE IN BOX #14
MAP 143-6-A
PARCEL 11
FB#: 09D-74010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $193,000.00 .

Affiant

Subscribed and sworn to before me this the 13th day of December, 1991.

My Commission Expires: 9/16/95

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: ~~MORTGAGEE:~~
MARK A. COHEN etux	"NEW OWNERS"
(Name)	(Name)
345 Harpeth Ridge Drive	
(Street Address)	(Street Address)
Nashville, TN 37221	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, JOHN J. MARINI and wife, MARGARET M. MARINI, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto MARK A. COHEN and wife, ROBIN S. COHEN, as tenancy by the entireties, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Harpeth Trace Estates, Phase I, a Planned Unit Development, as of record in Book 5200, Page 125, Register's Office for said County.

SAID Lot No. 11 fronts 42.4 feet on the easterly margin of Harpeth Ridge Drive and extends back between lines 128 feet (straight) on the southerly line and 151.8 feet (broken) on the northerly line to a broken line in the rear, measuring 141.4 feet thereon.

BEING the same property conveyed to John J. Marini and wife, Margaret M. Marini, by Deed from Beginnings, Inc., a Tennessee corporation, of record in Book 6175, Page 456, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Harpeth Trace, of record in Book 5120, Page 208, and amended in Book 5380, Page 357, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS is improved property, known as 345 HARPETH RIDGE DRIVE, NASHVILLE, TENNESSEE 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind theirselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 13th day of December, 1991.

7.00 55

IDENTITY REFERENCE

DEC 17 10 12 AM '91

x _____
JOHN J. MARINI

x _____
MARGARET M. MARINI

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

3186 12/17 0101 03CHECK 721.10

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JOHN J. MARINI and wife, MARGARET M. MARINI, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Plymouth, Minnesota, this 13th day of December, 1991.

My Commission Expires: 4-6-95

_____
Notary Public

Marie D. Bell
Notary Public-Minnesota
Hennepin County
My Comm. Exp. 4-6-95

WARRANTY DEED

From

JOHN J. MARINI and wife,
MARGARET M. MARINI

To

MARK A. COHEN and wife,
ROBIN S. COHEN

Address

345 Harpeth Ridge Drive
Nashville, TN 37221

AFTER RECORDING, RETURN TO:
DENNEY, LACKEY & CHERNAU
Third National Financial Center
424 Church Street, 13th Floor
Nashville, Tennessee 37219

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 193000.00

CON TX 714.10

PRFEE 1.00

WDEED 6.00

TOTAL 721.10

CHECK 721.10

12/17/91 01 10:12 0001 3186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7005.5.

IDENTIFICATION REFERENCE

DEC 17 10 12 AM '91

No. 485699