File 12118 File Box 38 (First Title & Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9181 PAGE 398

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. CARLTON SMITH, JR. (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 130-7
4306 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 42
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. BM8350

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, JAY S. COHEN , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. CARLTON SMITH, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly 100 feet of the westerly 200 feet of Lot No. 191 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown as Lot No. 191-B on the Map of a Resubdivision of Parts of Royal Oaks, as of record in Book 974, pages 4 and 5, said Register's Office.

Said Lot No. 191-B fronts 100 feet on the northerly side of Harding Place and runs back between lines, 260 feet on the easterly line and 256.6 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Jay S. Cohen by Installment deed from Dorothy C. Kohnstamm of record in Book 5827, page 478, said Register's Office. Jay Steven Cohen being one and the same as Jay S. Cohen.

This conveyance is made subject to: All matters appearing on the Plan of record in Book 421, pages 102 and 103, and Book 974, pages 4 and 5, said Register's Office.

Pamela Dianne Cohen joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property, and for the purpose of evidencing the satisfaction of all conditions set forth in the Amended Final Decree of Divorce in Case No. 91D-4891, Second Circuit Court for Davidson County, Tennessee.

95000

IDENTIF. ↑ REFERENCE

93 DEC -9 AM 9:43

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) This is improved (XX) property, known as 4306 Harding Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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 hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of December, 19 93

Jay S. Cohen
JAY S. COHEN

Pamela Dianne Cohen
PAMELA DIANNE COHEN

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAY S. COHEN AND PAMELA DIANNE COHEN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of December, 19 93.

My commission expires 11/21/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 1993

MY COMMISSION EXPIRES: 11/21/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAY S. COHEN

TO J. CARLTON SMITH, JR.

2090 12/09 0101 03CHECK 489.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 129900.00
				CON TX 480.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 489.63
				CHECK 489.63
			12/09/93 01	09:43 0001 2090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95000
IDENTIF. ▲ REFERENCE

93 DEC -9 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 732120