THIS INSTRUMENT PREPARED BY:
Douglas A. Speck
Cornelius, Valley, Hollin & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2375

Box 236

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-12-298.00	Jay S. Kamen etux	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	305 North Wilson Blvd. Nashville, Tn 37205	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

94 MAR -1 PM 2:09
FELIX E. DAKE, REGISTER
DAVIDSON COUNTY, TN.

BOOK 9263 PAGE 179

RECEIVED FOR RECORD

22157

David A. Goldberg, unmarried and Rosemary E. Phillips, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jay S. Kamen and wife, Karen L. Kamen

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 20 of Cherokee Park, Block "F", of record in Book 6200, Page 912, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to David A. Goldberg and wife, Rosemary E. Goldberg by deed from Sovran Bank/Central South (successor in interest to Broadway National Bank), Trustee under the Will of Frank C. Allison, deceased, of record in Book 7799, Page 36, Register's Office for Davidson County, Tennessee. The said David A. Goldberg and Rosemary E. Goldberg having since divorced and Rosemary E. Goldberg now being known as Rosemary E. Phillips.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plat referred to above.

Power of Attorney for David A. Goldberg of record in Book 8890, Page 981, Register's Office for Davidson County, Tennessee

To have and to hold the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of February, 1994.

David A. Goldberg
by Rosemary E. Phillips, Attorney-in-Fact
Rosemary E. Phillips

Rosemary E. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9263 PAGE 180

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Rosemary E. Phillips

the bargainor(s), 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, the 28th day of February 1994.

My commission expires:

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1994. MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

WARRANTY DEED

FROM
David A. Goldberg and
Rosemary E. Phillips

TO
Jay S. Kamen and wife,
Karen L. Kamen

6052 03/01 0101 03CHECK 1[illegible]

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

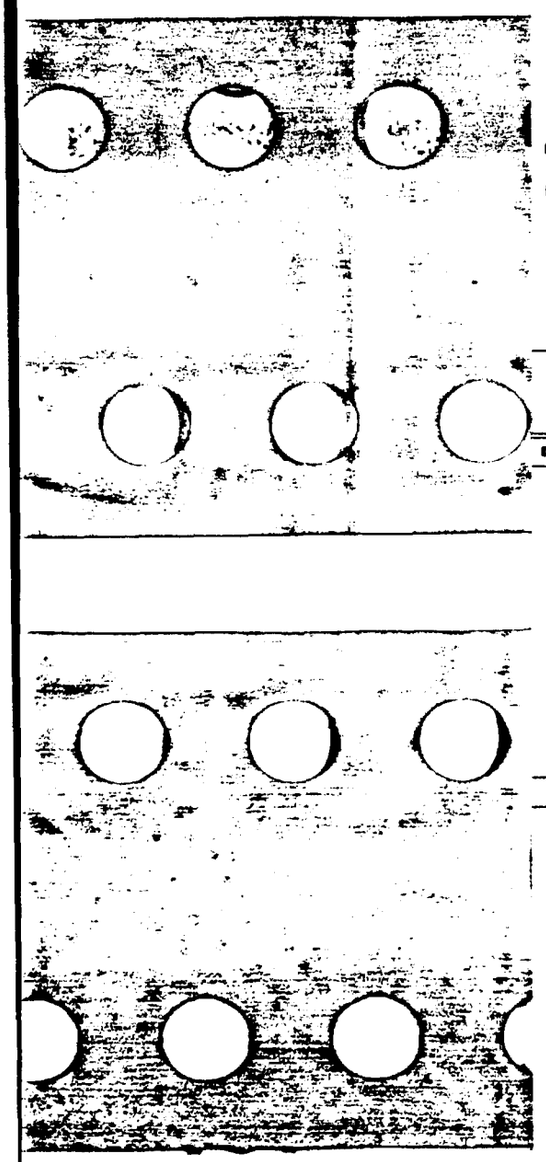
On this 28th day of February, 1994, before me personally appeared **Rosemary E. Phillips**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of **David A. Goldberg**, and acknowledged that she executed the same as the free act and deed of the said David A. Goldberg. Said Power of Attorney is of record in Book 8890, Page 981, Register's Office for Davidson County, TN.

WITNESS my hand and seal, this 28th day of February, 1994.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires:_____

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



RECEIVED OF _____

FOR _____

BOOK 9263 PAGE 181

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	
				372500.00
			CON TX	1378.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1387.25
			CHECK	1387.25
		03/01/94	01	14:10 0001 6052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22457
IDENTIFICATION REFERENCE

94 MAR -1 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 761495