Box 37
CAW

BOOK 9471 PAGE 560

FROM: Martin Hamilton Kirby, Henry Briton Kirby III & Kathryn Elizabeth Kirby Individually & as Co-Executors

TO: Harold M. Cohen

THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS & BERRY, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1600
414 UNION STREET
NASHVILLE, TENNESSEE 37219

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Harold M. Cohen 1412 Parkway Towers Nashville, Tn 37219	SAME	Map 117-1-A Parcel 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $345,500.00.

Harold M. Cohen
Affiant

Subscribed and sworn to before me, this the 19th day of September, 1994.

Carol A. Wilson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 11-20-96

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Martin Hamilton Kirby, Henry Briton Kirby, III and Kathryn Elizabeth Kirby, Individually and in their capacity as Co-Executors for the Estate of LaDeane Martin Kirby**, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto **Harold M. Cohen**, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, (the "Property") described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as **702-E Bowling Avenue, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Each of the parties executing this instrument as Grantor have executed this instrument for the purpose of conveying, transferring and assignment any right, title and itnerests that they have in the Property.

WITNESS our hands this 19th day of September, 1994.

Martin Hamilton Kirby, Individually and as
Co-Executor of the Estate of LaDeane Martin Kirby

Henry Briton Kirby, III, Individually and
Co-Executor of the Estate of LaDeane Martin Kirby

Kathryn Elizabeth Kirby by Henry Briton Kirby III
Attorney-In-Fact

Kathryn Elizabeth Kirby, Individually and as
Co-Executor of the Estate of LaDeane Martin Kirby,
by Henry Briton Kirby, III as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Hamilton Kirby and Henry Briton Kirby, III, individually and as Co-Executors for the Estate of LaDeane Martin Kirby, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of September, 1994.

Carol A. Wilson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Briton Kirby, III, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Kathryn Elizabeth Kirby, individually and as Co-Executor for the Estate of LaDeane Martin Kirby, the bargainor, and acknowledged that he executed the same as the free act and deed of said Kathryn Elizabeth Kirby for the purposes therein contained.

19th Witness my hand and seal, at office in Nashville, Tennessee, this the day of September, 1994.

Carol A. Wilson
NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 11-20-96

EXHIBIT A

(Legal Description)

Being Unit No. 3-A on the Plan of Bowling Square Condominium, Resubdivision of part of Lot No. 3, as of record in Book 4860, page 51, Register's Office for said County, described as follows:

BEGINNING in the center of a brick post, said post being the common line of Lots 2 and 3 on the plan of Bowling Square as of record in Book 4660, page 44, Register's Office for Davidson County, Tennessee and 30.5 feet east of the easterly margin of Bowling Avenue as shown on said plan, thence; with said common line and the center of a row of fence post, North 85° 15' East a distance of 88.5 feet to a fence corner, thence; with the center of a fence, South 5° 23' East a distance of 2.7 feet to a fence corner, thence; with the center of a fence, South 6° 46' East a distance of 10.2 feet to a wall, thence; with the outside face of said wall, North 84° 36' East a distance of 11.0 feet to a corner, thence; with the outside face of a wall, South 4° 59' East a distance of 8.9 feet to a corner, thence; with the outside face of a wall, North 85° 01' East a distance of 8.2 feet to the outside face of the west wall of Unit 3B, thence; with the outside face of said wall, and going between units #A and 3B, South 5° 00' East a distance of 15.4 feet to an intersection of walls of said units, thence; with the outside face of a wall, South 84° 32' West a distance of 8.3 feet to a corner, thence; with the outside face of a wall, South 4° 50' East a distance of 2.0 feet to a corner, thence; with the outside face of a wall, South 5° 39' East a distance of 20.5 feet to a corner, thence; South 85° 03' West a distance of 22.7 feet to a point in the edge of pavement, thence; South 5° 20' East a distance of 3.6 feet to a point on the edge of pavement, thence; with the edge of pavement and 6.0 foot radius curve to the right a distance of 9.45 feet to a point at edge of pavement, thence; with said edge, South 84° 53' West a distance of 21.6 feet to a point; thence; continuing with said edge, South 5° 58' East a distance of 3.0 feet to a point, thence; with said edge and a curve to the right a distance of 28.27 feet to a point, thence; with said edge in part, North 5° 14' West a distance of 13.2 feet to the center of a brick post, thence; South 84° 52' West a distance of 31.0 feet to the center of a brick post, thence; with the center of a brick wall, North 5° 43' West a distance of 58.0 feet to the point of beginning.

Being the same property conveyed to LaDeane Kirby, unmarried, by deed from Albert H. Phillips and wife, Elizabeth G. Phillips, of record in Book 5246, page 761, Register's Office for Davidson County, Tennessee. The said LaDeane Kirby having since died. And being the same property devised to Martin Hamilton Kirby, Henry Briton Kirby, III and Kathryn Elizabeth Kirby as devisees under the Will of LaDeane Martin Kirby, deceased, of record in Will Book 192, page 406, Probate Court for Davidson County, Tennessee.

The above-described property is conveyed subject to the following:

1. Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressed assumed by Grantee

2. Terms and conditions of the Master Deed of Bowling Square Home Owners Association, Condominium, of record in Book 4724, page 753, as amended in Book 4932, page 150, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 4724, page 769, et seq., as amended in Book 4932, page 164, said Register's Office.

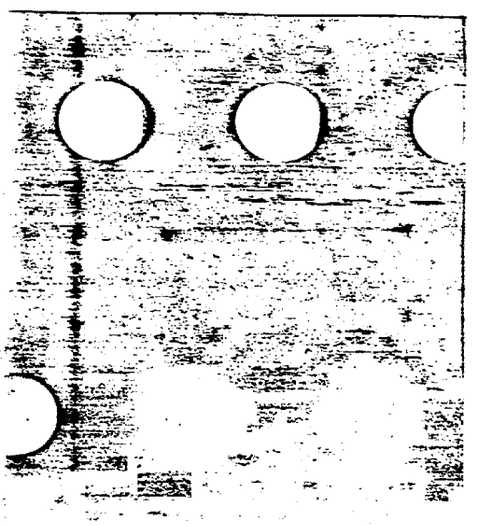
92968
IDENTIF. & REFERENCE

SEP 21 PM 4:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

179279.1 CWILSON
052265-002 9/[illegible]/94

95025 09/21 0101 03CHECK 1291.35





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

RECEIVED OF _____

FOR _____

BOOK 9471 PAGE 563

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 345500.00
				CON TX 1278.35
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1291.35
				CHECK 1291.35
09/21/94		01		16:04 0001 0685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92968
IDENTIF. & REFERENCE

94 SEP 21 PM 4:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836980