SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9545PG654

ADDRESS NEW OWNER:
Pamela D. Cohen
8207 Sawyer Brown Rd. Unit G-7
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 142-1-A
GROUP
PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Margaret Hirschmann, an unmarried person, Sole Heir-at-Law of Frances Aline Breebaart, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Pamela D. Cohen, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium located in Davidson County, Tennessee, being Unit No. G-7, together with the Carport designated No. G-7-C, in River Plantation, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section One, Condominium Apartments contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Frances Aline Breebaart, by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 4612, page 304, Register's Office for Davidson County, Tennessee; the said Frances Aline Breebaart having since died intestate. Margaret Hirschmann is the sole heir-at-law of the said Frances Aline Breebaart, deceased, as evidenced by a certain Affidavit of Heirship of record in Book 9545, page 651, Register's Office for said County.

This is improved property known as 8207 Sawyer Brown Rd. Unit G-7, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee; and

3. Master Deed establishing a Horizontal Property Regime of River Plantation, Section One, a Condominium, of record in Book 4562, page 474, with By-Laws appended thereto, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pamela D. Cohen, her heirs and assigns, forever; and I, Margaret Hirschmann, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of December, 1994.

Margaret Hirschmann

Margaret Hirschmann, Sole Heir-at-Law of Frances Aline Breebaart, deceased

STATE OF PENNSYLVANIA)
COUNTY OF Crawford)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Margaret Hirschmann, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at office, this the 2nd day of December, 1994.

CLARA G. IRRGANG NOTARY PUBLIC OF PENNSYLVANIA

Notarial Seal
Clara G. Irrgang, Notary Public
Linesville Boro, Crawford County
My Commission Expires Feb. 3, 1997
Member, Pennsylvania Association of Notaries

Clara G. Irrgang
NOTARY PUBLIC

My Commission Expires: Feb. 3, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,000.00.

Pamela D Cohen
AFFIANT

Subscribed and sworn to before me this 2nd day of December, 1994.

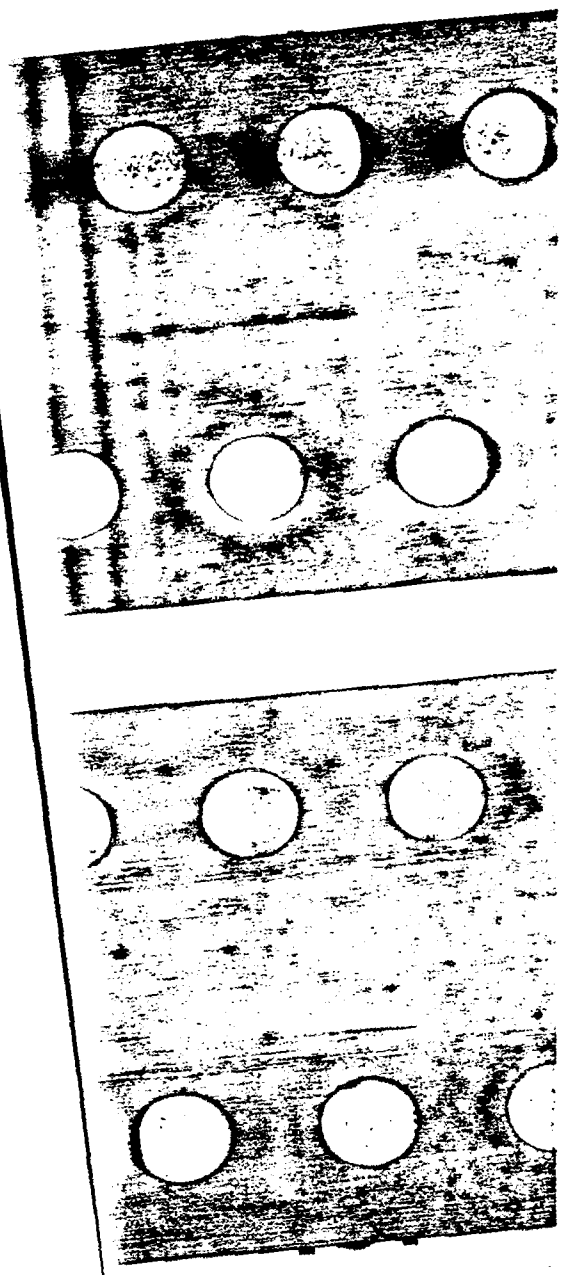
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: Nov 29, 1996

94 DEC 14 PM 1:11 REGISTER DAVIDSON COUNTY TN.

17222 IDENTIF. ↑ REFERENCE

3092 12/14 0101 03CHECK 297.60



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

RECEIVED OF _____

FOR _____

BOOK 9545PG650

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78000.00
CDN TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

12/14/94 01 14:19 0001 3092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17222
IDENTIF. ↑ REFERENCE

94 DEC 14 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863051