34102

IDENTIF. # REFERENCE

BOOK 9595 PG 29

95 FEB 14 PM 1:37

FELIX P. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Gerry L. Cohen	Mid-State Financial Services, Inc.	MAP and PARCEL
[3029 Windemere Circle	Attn: Tax Dept.	
[Nashville, TN 37214	P.O. Box 150865	84-8-112
	Nashville, TN 37215	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kenneth E. Isham and Barbara E. Isham, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Gerry L. Cohen, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Lincoya Hills, Section Five, of record in Book 2330, Page 35, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

BEING the same property conveyed to Kenneth E. Isham and wife, Barbara E. Isham by deed from Mallarie F. Miller of record in Book 7952, Page 156, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3029 Windemere Circle, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2330, Page 35, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2446, Page 547, and in Book 2435, Page 99, said Register's office; 4) Easement to the City of Nashville, acting by and through the Electric Power Board of said city, of record in Book 2442, Page 529, said Register's office; 5) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4896, Page 91, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $113,000.00
[
[Affiant
[Subscribed and sworn before me this 10th day of February, 1995.
[
[My Commission Expires: 5/23/98 Notary Public

Gerry L Cohen

[illegible] NOTARY PUBLIC [illegible]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **10th** day of **February, 1995.**

Kenneth E. Isham

Kenneth E. Isham

Barbara E. Isham

Barbara E. Isham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

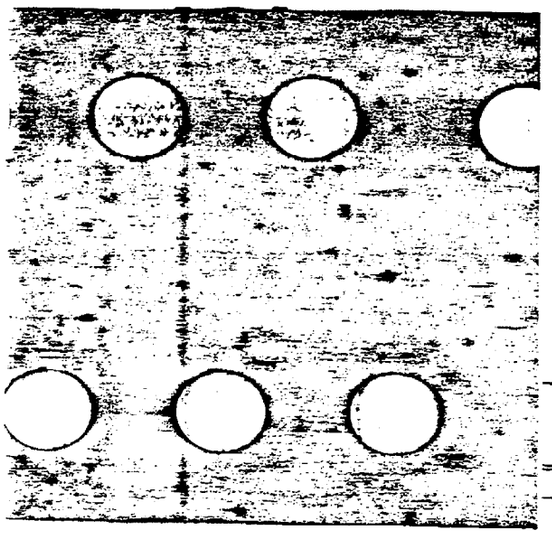
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Kenneth E. Isham and Barbara E. Isham, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **10th** day of **February, 1995.**

Notary Public
My Commission Expires: 5/28/98

File No. 9502-042

1685 02/14 0101 03CHECK 427.10



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

RECEIVED OF _____

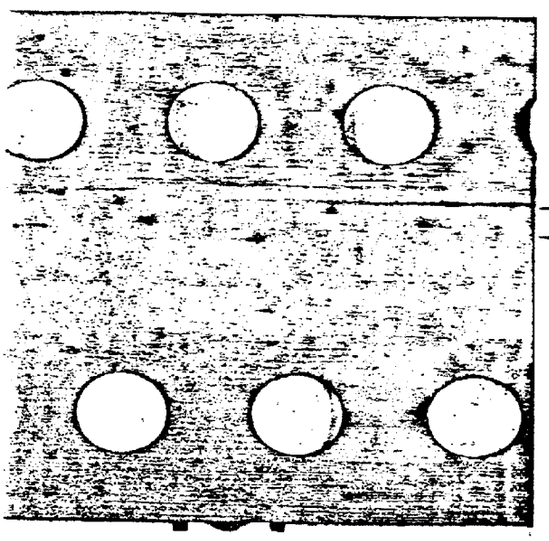
FOR _____

BOOK 9595 PG 31

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	
				113000.00
			CON TX	418.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	427.10
			CHECK	427.10
02/14/95	01		01:36 0001	1685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



34102
IDENTIF. # REFERENCE

95 FEB 14 PM 1:3
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 881396