26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hilda M. Shaw	New Owner	
126 Postwood Place		Map 117-010A
Nashville, TN 37205		Parcel 001.00Co

This instrument prepared by: Robert J. Notestine III Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 9674 PG 565

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Harold M. Cohen, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Hilda M. Shaw, unmarried (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

The description is the same as was used in the last deed of record.

This is improved property commonly known as 702 Bowling Avenue, #E, Nashville, TN 37205.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $345,678.00.

Hilda M. Shaw
Affiant

Subscribed and sworn to before me this 16th day of May, 1995.

Notary Public

My Commission Expires Jan 27, 1998

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of May, 1995.

Harold M. Cohen

Harold M. Cohen

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 **Harold M. Cohen**, the bargainor, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of May, 1995.

Notary Public

My Commission Expires: June 24, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

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:

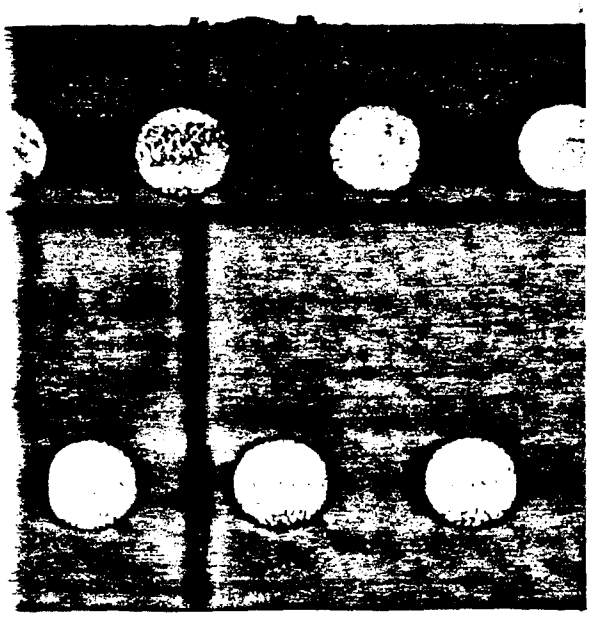
BEGINNING in the center of a brick post, said post being the common line of Lots 2 and 3 on the plan of Bowling Square as of record in Book 4660, Page 44, Register's Office for Davidson County, Tennessee and 30.5 feet east of the easterly margin of Bowling Avenue as shown on said plan, thence; with said common line and the center of a row of fence post, North 85 deg. 15' East a distance of 88.5 feet to a fence corner, thence; with the center of a fence, South 5 deg. 23' East a distance of 2.7 feet to a fence corner, thence; with the center of a fence, South 6 deg. 46' East a distance of 10.2 feet to a wall, thence; with the outside face of said wall, North 84 deg. 36' East a distance of 11.0 feet to a corner, thence; with the outside fence of a wall, South 4 deg. 59' East a distance of 8.9 feet to a corner, thence; with the outside face of a wall, North 85 deg. 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 deg. 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 deg. 32' West a distance of 8.3 feet to a corner, thence; with the outside face of a wall, South 4 deg. 50' East a distance of 2.0 feet to a corner, thence; with the outside face of a wall, South 5 deg. 39' East a distance of 20.5 feet to a corner, thence; South 85 deg. 03' West a distance of 22.7 feet to a point in the edge of pavement, thence; South 5 deg. 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 deg. 53' West a distance of 21.6 feet to a point; thence; continuing with said edge, South 5 deg. 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 deg. 14' West a distance of 13.2 feet to the center of a brick post, thence; South 84 deg. 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 deg. 43' West a distance of 58.0 feet to the point of beginning.

Being the same property conveyed to Harold M. Cohen by General Warranty Deed from Martin Hamilton Kirby, Henry Briton Kirby, III and Kathryn Elizabeth Kirby, Individually and Co-Executors for the Estate of LaDeane Martin Kirby of record in Book 9471, Page 560, said Register's Office for Davidson County, Tennessee.

006 | 722
IDENTIF. ← REFERENCE

95 MAY 17 PM 2:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2054 05/17 0101 03CHECK 1292.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

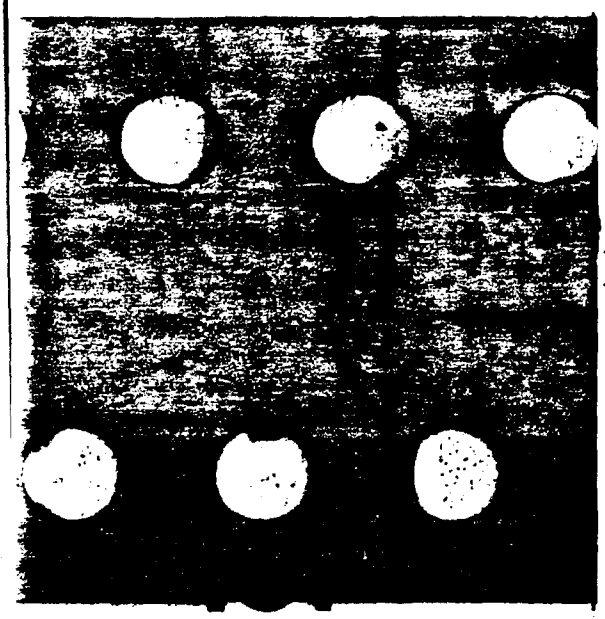
RECEIVED OF _____

FOR _____

BOOK 9674 PG 568

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
345678.00
CON TX 1279.01
PRFEE 1.00
WDEED 12.00
TOTAL 1292.01
CHECK 1292.01
05/17/95 01 14:48 0001 2054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00611722
IDENTIF. ↑ REFERENCE

95 MAY 17 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911413