BOOK 9775PG463

WARRANTY DEED

File No: 00277040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts	SAME	Map 105-4
[NAME]	[NAME]	
25 Trimble Street		Parcel 33
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37210		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Harold M. Cohen, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Leland D. Watts, married

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater
COUNTY OF Davidson } for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 25TH day of AUGUST, 19 95

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

Unimproved ( )

This is improved (X) property known as 25 Trimble Streeet, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 25TH day of AUGUST, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harold M. Cohen

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Harold M. Cohen, unmarried

the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 25TH day of AUGUST, 19 95.

Notary Public
Linda V. Jones

Commission expires 11/10/97

7369 08/28 0101 03CHECK 68.50

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

95 AUG 28 PM 2:44

REGISTER
DAVIDSON CO. TN.

00093986

IDENTIFICATION/REFERENCE

WARRANTY DEED

FROM

_____

TO

_____

_____

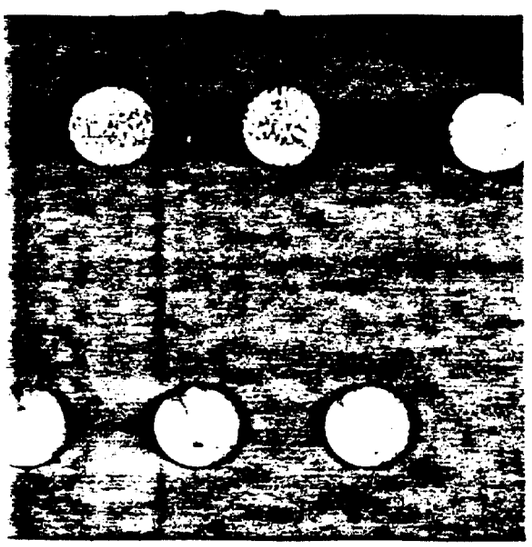
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

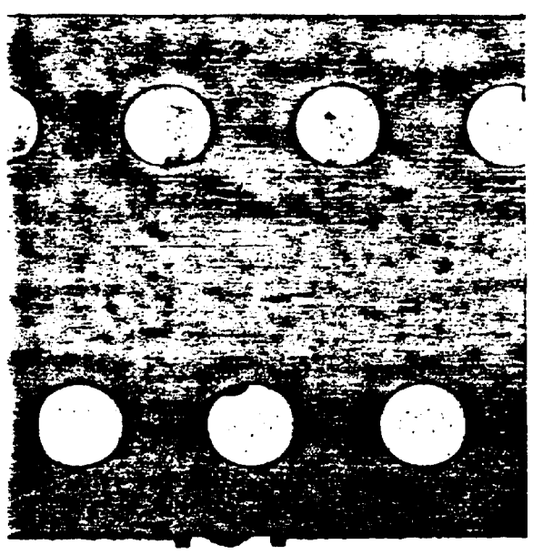
Exhibit "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 119 on the Map of John Trimble's Addition to South Nashville, as of record in Book 19, page 220, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 119 fronts 50 feet on the southerly side of Trimble Street and runs back 160 feet on the easterly line and 160 feet, more or less, on the westerly line to an alley, and shows 41.5 feet on said alley.

Being the same property conveyed to Harold M. Cohen and wife, Mary S. Cohen, by deed from Thelma Sanders Houston, of record in Book 3644, page 607, Register's Office for Davidson County, Tennessee, the said Mary S. Cohen having since died.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9775PG466

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	15000.00
			CON TX	55.50
			PRFEE	1.00
			MDEED	12.00
			TOTAL	68.50
			CHECK	68.50

08/28/95 01 14144 0001 7369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0093986
IDENTIF. & REFERENCE

95 AUG 28 PM 2:44

REGISTER
DAVIDSON COUNTY, TN.

No. 946301