BOOK 10097 PG 120

0196214

IDENTIFICATION REFERENCE

96 JUN 25 AM 10:22

REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
SHERRARD & ROE, PLC (KAB)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Susan M. Cohen 703 Barlin Court Nashville, Tennessee 37221	Same	Map 142-10-B Parcel 101

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DAVID STEVEN HEESACKER (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto SUSAN M. COHEN (hereinafter referred to as the "Grantee"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1996 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. Matters shown on the Plan of record in Book 6250, page 872, Register's Office for Davidson County, Tennessee.
4. Subject to the Declaration of Covenants, Conditions and Restrictions, of record in Book 6689, page 772, said Register's Office, as amended in Book 6702, page 409; Book 6774, page 774; Book 6862, page 292, as made applicable in Book 6819, page 164; Book 7409, page 224; and Book 9319, page 443, said Register's Office.

Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

BOOK 10097 PG 121

IN TESTIMONY WHEREOF, the undersigned has executed this deed on the 24th day of June, 1996.

DAVID STEVEN HEESACKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared David Steven Heesacker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of February, 1996.

Notary Public

My Commission Expires:
3/30/99

BOOK 10097 PG 122

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $102,000.00 and no other monetary consideration.

Susan M Cohen
AFFIANT

Sworn to and subscribed before me this 24th day of June, 1996.

Daniel E B Smith
Notary Public

DANIEL E B SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:

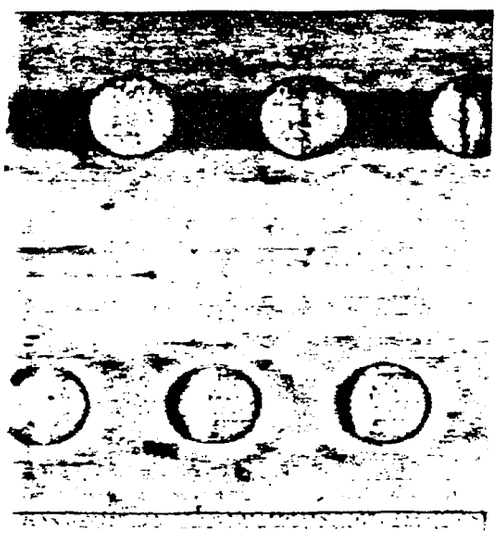
3/13/99

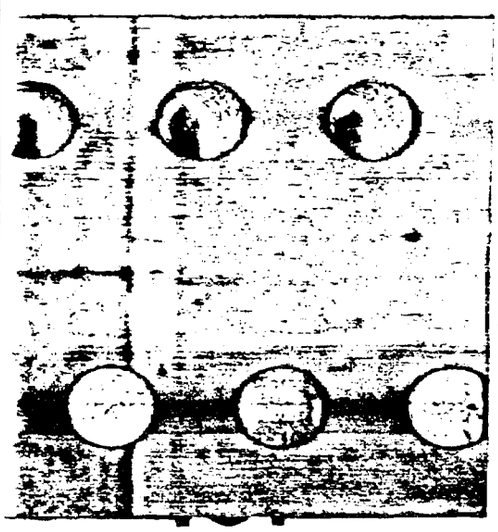
Exhibit A

Land in Davidson County, Tennessee, being Lot No. 101, on the Plan of Belle Pointe - Phase 3, as of record in Book 6250, page 872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Steven Heesacker by deed from Mark Garrigan Gordon Barry and wife, Kathleen S. Barry, of record in Book 9525, page 879, Register's Office for Davidson County, Tennessee.

7275 06/25 0101 03CHECK 394.40





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

RECEIVED OF _____

FOR _____

BOOK 10097 PG 124

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 102000.00
CON TX 377.40
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
TDEED 16.00
TOTAL 394.40
CHECK 394.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/96 01 10:25 0001 7275

0196214
IDENTIF. ↑ REFERENCE

96 JUN 25 AM 10:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055044