BOOK 10356 PG 13

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Kay Martin (NAME)	First Union Mortgage Corporation (NAME)	MAP 113-110A
500 Paragon Mills Road K-1 (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 59CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Cohen, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura Kay Martin, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT No. K-1 of Canterbury Hall Condominium, a condominium or horiztonal property regime established by Master Deed of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended in Amendment to Master Deed of record in Book 5441, Page 819, said Register's Office, and shown on a plan of record in Book 5200, Page 159, said Register's Office.

BEING the same property conveyed to Larry Cohen by Quitclaim Deed from Janet Sue Cohen, of record in Book 6504, Page 307, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 5440, Page 225, Book 5441, Page 819, Book 5440, Page 298 and Book 5865, Page 101, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

8666 02/21 0101 03CHECK 204.73

unimproved ( )
This is improved (X) property, known as 500 Paragon Mills Road K-1, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 18 day of February 19 97

Larry Cohen

BOOK 10358 PG 14

STATE OF FLORIDA
COUNTY OF Hernando

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Cohen, married

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 Spring Hill Florida, this 18 day of February 19 97.

Commission expires _____ Notary Public

SHARLENE MORRELL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # CC 405072
EXPIRES SEP 24,1998
BONDED THRU ATLANTIC BONDING CO., INC.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

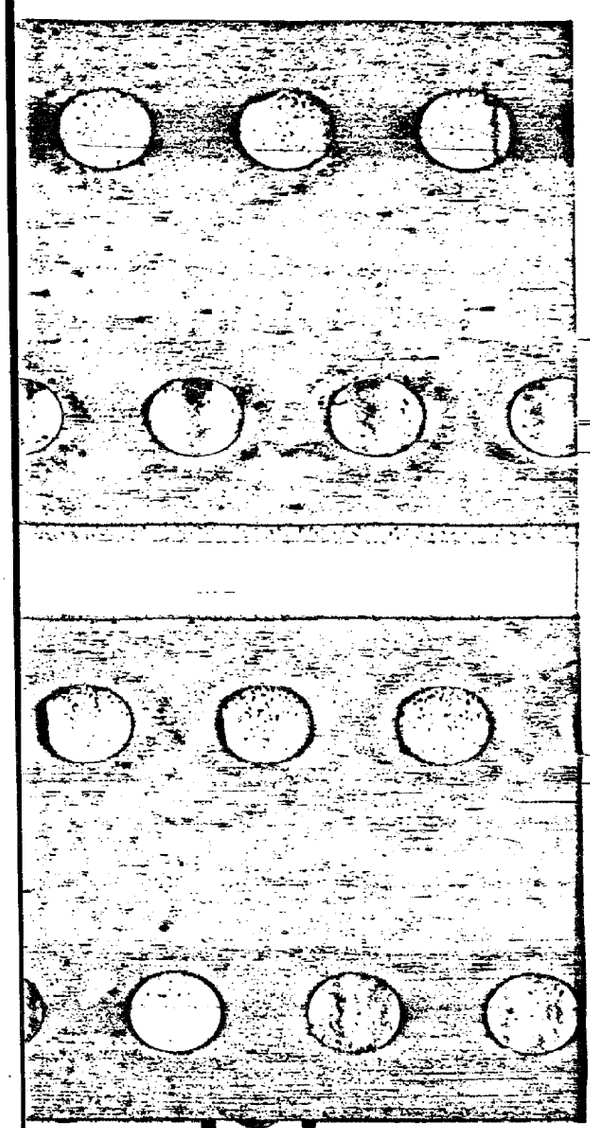
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____ Notary Public

0275172

IDENTIFICATION REFERENCE

97 [illegible] 1:57



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

RECEIVED OF _____

FOR _____

BOOK 10356 PG 15

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 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 8.00
TOTAL 204.73
CHECK 204.73

02/21/97 01 14:00 0001 8666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02751 72
IDENTIF. & REFERENCE

97 FEB 21 PM 1:54

DAVIDSON COUNTY, TN.

No. 1119105