THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May 1997

Notary Public

My Commission Expires: 11. 22. 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM ARTHUR Lots on 33rd Avenue, North Nashville, Tennessee	WILLIAM ARTHUR 5401 Franklin Road Nashville, Tennessee 37220	MAP 92-9 PARCELS 303 & 304

BOOK 10451 PG 992

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND NO/100---------- ---------- ($ 10,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , SARA K. COHEN, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto WILLIAM ARTHUR, MARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 114 and 115 on the Plan of the Re-subdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of land sold to the State of Tennessee and described in the deed of record in Book 4319, page 482, said Register's Office.

BEING part of the same property conveyed to Phil Cohen and wife, Sara K. Cohen, by deed from James F. Johnson and wife, of record in Book 3027, page 254, Register's Office for Davidson County, Tennessee; the said Phil Cohen having since died.

This is improved property known as Lots on 33rd Avenue, North, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Re-subdivison of the Wilcox Property of record in Book 421 , page 42 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9th day of May, 19 97.

Sara K. Cohen

SARA K. COHEN

BOOK 10451 PG 993

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
BRENDA M. RESHA

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 SARA K. COHEN, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 1997.

My Commission Expires: 9-26-98

Brenda M Resha
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19____.

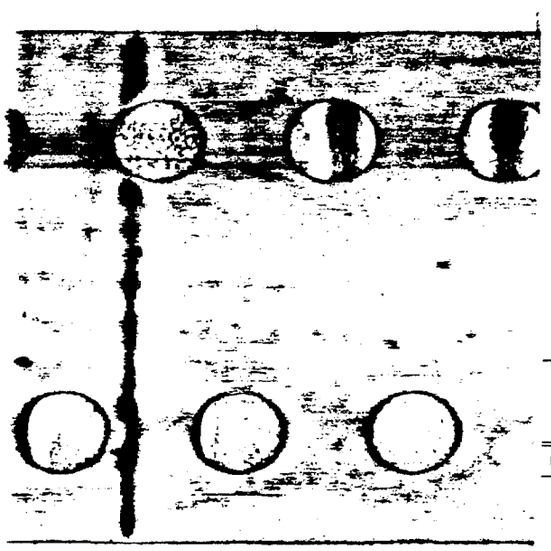
My Commission Expires: _____

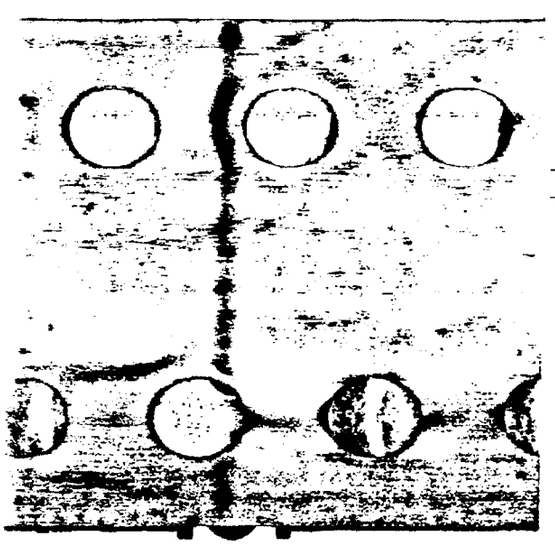
_____
Notary Public

97 MAY 13 AM 9:14
DAVIDSON COUNTY, TN.

0304209
IDENTIFICATION REFERENCE

9273 05/13 0101 02CHEK 42.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10451 PG 994

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

05/13/97 01 09:15 0001 0272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304209
IDENTIF. # REFERENCE

97 MAY 13 AM 9:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1150313