RECORD AND RETURN TO: FILE BOX 7 SATURN & MAZER (35823) BOOK 10585 PG 456	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF AUGUST, 1997. Notary Public MY COMMISSION EXPIRES: 7/25/98 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
L. KIRK BROWN ET UX	FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE COMPANY	**133-2 79**
(NAME) **251 THUSS AVENUE**	(NAME) P.O. BOX 146	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) MEMPHIS, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, I, **MARK ERIC COHEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L. KIRK BROWN AND WIFE, SHERI A. BROWN**, 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:

Being Lot No. 5 on the Plan of Pleasant View Subdivision of record in Plat Book 1130, page 43, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mark Eric Cohen by deed from William P. Steensland and wife, Linda M. Steensland of record in Book 5287, page 838, Register's Office for Davidson County, Tennessee, and by deed from Carolynn Denise Cohen of record in Book 7434, page 763, said Register's Office.

Mark Eric Cohen and Mark E. Cohen are one and the same person.

Kathy Cohen joins in this conveyance to relinquish any marital interest in said property, past, present or future by virtue of her marriage to Mark E. Cohen.

This conveyance is subject to easements and building lines of record in Plat Book 1130, page 43, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **251 THUSS AVENUE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOOK 10585 PG 457

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 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 our hands this 26th day of August, 1997.

Mark Eric Cohen
MARK ERIC COHEN

Kathy Cohen
KATHY 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 Mark Eric Cohen and Kathy Cohen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 26th day of August, 1997

Commission expires: 11-27-99

Deborah J. Cohen
DEBORAH J. COHEN, Notary Public

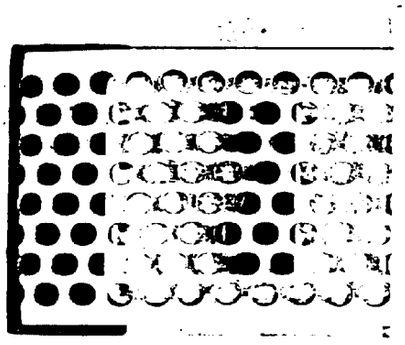
034243

IDENTIF. & REFERENCE

97 AUG 28 AM 10:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2125 08/28 0101 03CHECK 336.45



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

RECEIVED OF _____

FOR _____

BOOK 10585 PG 458

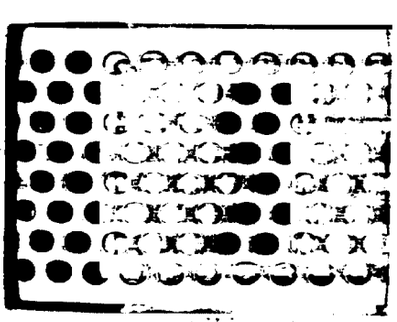
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	88500.00
CON TX	327.45
PRFEE	1.00
WDEED	8.00
TOTAL	336.45
CHECK	336.45

08/28/97 01 11:01 0001 2125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0342413
IDENTIF. ↑ REFERENCE

97 AUG 28 AM 10: 58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1191033