THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE) BOOK 10754 PG 887
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 6,000.00

Rischelle W. Jenkins
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of December 1997

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RISCHELLE W. JENKINS 1254 Avondale Circle Nashville, Tennessee 37207	RISCHELLE W. JENKINS 1252 Avondale Circle Nashville, Tennessee 37207	MAP 71-2 PARCEL 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND AND NO/100---------- ---------- ($ 6,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, GILBERT LEE COHEN and wife, PATTI M. COHEN and SARA K. COHEN, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RISCHELLE W. JENKINS, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 39 on the Map of E.C. Scruggs' Avondale Addition of record in Book 161, page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 50.0 feet on the southerly side of Greenwood Avenue and runs back between parallel lines 149.0 feet to an alley.

BEING the same property conveyed to Gilbert Lee Cohen and wife, Patti M. Cohen and Sara K. Cohen by deed from Luellen Porter of record in Book 4677, page 920, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN REC'D AT

98 JAN 12 PM 12:49
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0389262

This is unimproved property known as 1254 Avondale Circle, Nashville, Tennessee 37207

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 E. C. Scruggs' Addition of record in Book 161, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of December, 19 97.

GILBERT LEE COHEN

PATTI M. COHEN

SARA K. COHEN

BRENDA M. RESHA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 GILBERT LEE COHEN and wife, PATTI M. COHEN and SARA K. COHEN, unmarried, 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 this 29th day of December, 19 97.

My Commission Expires: 9-26-98

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

1098 01/12 0101 03CHECK 31.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10754 PG 889

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	6000.00
CON TX	22.20
PRFEE	1.00
WDEED	8.00
TOTAL	31.20
CHECK	31.20

01/12/98 01 12:56 0001 1098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389262

IDENTIFICATION REFERENCE

98 JAN 12 PM 12:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1241753