THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

10788:898

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Christine J. Cohee, et vir 2052 Ransom Place Nashville, TN 37217	Same as New Owner	Map 135-14B Parcel 45

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY A. SULLIVAN, joined by her husband, PATRICK JOSEPH SULLIVAN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CHRISTINE J. COHEE and husband, RICHARD COHEE, hereinafter referred to as 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. 44 on the Plan of Ransom Place, Phase II, Section 1 of record in Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mary A. Sullivan by deed from John Austin Barnes and wife, Linda C. P. Barnes, of record in Book 9526, page 821, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2052 Ransom Place, Nashville, TN 37217.

1681 02/10 0101 03CHECK 453.00

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real property taxes for the year 1998, which are a lien but not yet due and payable, and which will be paid, in full, by the GRANTEES, without proration.

2. Any and all matters as they may appear on the plan of record in Book 7900, page 463, said Register's Office and any amendments thereof.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And WE, the GRANTORS, 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.

PATRICK JOSEPH SULLIVAN, husband of MARY A. SULLIVAN, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 3rd day of February, 1998.

"GRANTORS"

Mary A. Sullivan
MARY A. SULLIVAN

Patrick J. Sullivan
PATRICK JOSEPH SULLIVAN

"GRANTEES"

Christine J. Cohee
CHRISTINE J. COHEE

Richard Cohee
RICHARD COHEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY A. SULLIVAN and husband, PATRICK JOSEPH SULLIVAN, and CHRISTINE J. COHEE and husband, RICHARD COHEE, 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, at office, this the 3rd day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Christine J. Cohee
Affiant

Sworn to and subscribed before me, this the 3rd day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0399109
IDENTIF. & REFERENCE

98 FEB 10 AM 8:23

REGISTER
DAVIDSON CO., TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RTN 10788 PG 900

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
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00

CHECK 453.00
02/10/98 01 08:22 0001 1681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0399109
IDENTIF. & REFERENCE

98 FEB 10 AM 8:23

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

No. 1252217