WARRANTY DEED

Instr:200002080012960 Page: 1 OF 2
REC'D FOR REC 02/08/2000 12:47:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $135.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 36,501.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl W. Shaffer (NAME)	SAME (NAME)	MAP 106-7
3414 Old Hickory Boulevard (ADDRESS)	(ADDRESS)	PARCEL 43
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(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, Sanford I. Cohen, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl W. Shaffer and wife, Barbara G. Shaffer

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:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of The Edward Trabue Property, of record in Minute Book "I", pages 190 and 191, United States Circuit, being part of a tract marked "Franklin" on the Map of Albert Buchanan (Dec'd.) Land, of record in Book 843, page 51, Register's Office for Davidson County, Tennessee, being Lot "A" on the Plan of Albert Buchanan Subdivision of Lot No. 9 of the Trabue property, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, November 29, 1967, as follows:

Beginning on the southerly margin of Cornelia Court at the northwest corner of the southerly margin of George Scott and wife, of record in Book 2905, page 355, said Register's Office; thence with said Scott's western boundary line, south 21 deg. 20' west 80 feet; thence south 88 deg. west 22 feet; thence north 14 deg. 45' east 78 feet to the southerly margin of Cornelia Court; thence with the same, south 89 deg. 20' east 30.5 feet to the beginning.

Being the same property conveyed to Sanford I. Cohen by deed from Richard C. Smithson, unmarried, of record in Book 7935, page 270, said Register's Office.

This conveyance is subject to 1999 real property taxes which have been prorated and assumed by the grantee(s) and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 611 Cornelia Court, Nashville, Tennessee 37217
(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 3rd day of February, 2000

Sanford I. Cohen by Brenda M Spain

Sanford I. Cohen by Brenda Spain,
Attorney in Fact

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 Sanford I. 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 Nashville, Tennessee, this 3rd day of _____ ____ ____.

Commission expires _____

Notary Public

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 _____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2000 before me personally appeared Brenda Spain, to me known to be the person who executed the foregoing instrument on behalf of Sanford I. Cohen and acknowledged that she executed the same as the free act and deed of Sanford I. Cohen.

Witness my hand and seal this 3rd day of February, 2000

JOHN GREGORY HARDEMAN NOTARY Exp.05/27/2001 PUBLIC AT LARGE DAVIDSON TENNESSEE

Notary Public