File Box #24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2001

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Cohen	1st Trust Bank for Savings	MAP 63, GROUP 16B
(NAME)	(NAME)	
516 Granwood Blvd.	P.O. Box 17257	PARCEL 88.00 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38187-0257	4D92869
(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, Jewel Gaye Rushing, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff Cohen and wife, Kathleen Cohen

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. 147 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Pages 550 thru 552, and as corrected and amended in Book 7462, Page 445, Book 8110, Page 401, and Book 8181, Page 112, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7351, Page 852; amended in Book 7451, Page 739, and Book 8336, Page 393; Charter of record in Book 7431, Page 204, Book 8517, Page 762, and Book 8833, Page 216; and Quitclaim Deed conveying common area of record in Book 8207, Page 276, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William A. Rushing, Jr. and wife, Jewel Gaye Rushing by deed from The William A. Rushing, Jr. Revocable Trust, William A. Rushing, Jr., Trustee of record in Instr: 20001213-0122615, Register's Office, Davidson County, Tennessee. The said William A. Rushing, Jr. is now deceased.

This is the same description as in previous deed of record.

This conveyance is subject to Sanitary Sewers and/or Storm Drainage Easements of record in Book 11030, Page 740, and Book 11030, Page 785, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 516 Granwood Blvd., Old Hickory, TN 37138
(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 28th day of March, 2001

Jewel Gaye Rushing

Jewel Gaye Rushing

Davidson County DEEDWARR
Recvd: 03/30/01 11:50 2pgs
Fees:11.00 Taxes:517.63

20010330-0030765

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 Jewel Gaye Rushing, 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 at Nashville, Tennessee, this 28th day of March 2001.

Commission expires 1-26-2002 _____ 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

LEGAL DESCRIPTION CONTINUATION

Office.

This conveyance is subject to any and all easements, if any.