PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 43576
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/22/02 11:34 2pgs
Fees:13.00 Taxes:510.50
20020722-0087662

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard M. Klausner 4410 Utah Ave. Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-04-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lora Cohen-Vogel and spouse, Daniel R. Cohen-Vogel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard M. Klausner** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County Tennessee, being Lot No. 11 of Block 2 on the Map of a Part of Sylvan Park of record in Book 332, page 104 Register's Office for said County.

SAID Lot No. 11 of Block No. 2 fronts 50 feet on the northerly margin of Utah Avenue formerly 7th Avenue and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Lora Ann Vogel and Daniel R. Cohen, both unmarried, as tenants by the entirety by deed from Christopher Lindsey and wife, Emily J. Kitos of record in Book 10713, page 784, Register's Office for said County. The said Lora Ann Vogel is now known as Lora Cohen-Vogel. The said Daniel R. Cohen is now known as Daniel R. Cohen-Vogel.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 104, said Register's Office.

This is improved property, known as: 4410 Utah Ave., Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2002.

Lora Cohen-Vogel

Daniel R. Cohen-Vogel

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2002 , before me the undersigned authority, personally appeared Lora Cohen-Vogel and Daniel R. Cohen-Vogel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2002

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004