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B0436 (1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #03-1644

Davidson County DEEDWARR
Recvd: 12/22/03 14:08 2pgs
Fees:13.00 Taxes:882.45
20031222-0181833

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca Mohr and husband Norman Cohen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lynn Ensign, an unmarried person**, 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, TN, BEING Site No. 85 (Unit 93) on the Plan of Richmeade Place, Section 6, a Planned Unit Development, of record in Book 5210, page 357, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rebecca Mohr and by deed of record in Book 10159, Page 933, Registers office for said County. Rebecca Mohr having since married Norman Cohen who joins in the execution of this document to convey any marital interests he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 401 Bowling Unit #93, Nashville TN 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 18th day of December, 2003

Rebecca Mohr _____ Rebecca Mohr

_____ Norman Cohen

State of Tennessee)
County of Davidson)

On this 18th day of December, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rebecca Mohr and Norman Cohen, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 238,500.00.

X Rebecca Mohr
Affiant

Sworn and subscribed before me on this the 18th day of December, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lynn Ensign 401 Bowling Unit #93 Nashville, TN 37205	Same	104-13-B-85CO