Davidson County DEEDWARR
Recvd: 03/05/04 10:00 6pgs
Fees:33.00 Taxes:74.00

20040305-0025294

WARRANTY DEED

FROM: JACK J. COHEN (deceased) and wife, BESSIE D. COHEN (deceased), REPRESENTED BY HOWARD COHEN, SANFORD COHEN AND MARIA COHEN, MORRIS LEVINE (deceased), REPRESENTED BY GAY LEVINE EISEN, EXECUTRIX and LEON GILBERT (deceased) REPRESENTED BY PAULINE GILBERT BADER, CHARLES GILBERT, JR., HARRIS NORMAN GILBERT AND JENNIFER LEE GILBERT

TO: WILLIAM H. DORRIS AND ROBERT B. HUFFINE

Address New Owner As Follows:	Send Tax Bills:	Map & Parcel Numbers
William H. Dorris and Robert B. Huffine P. O. Box 153 Goodlettsville, TN 37072	Same	Map & Parcel 64-13-12

This Instrument Was Prepared By:
Gay Levine Eisen (BPR 011039)
Attorney at Law
524 W. Hillwood Drive
Nashville, TN 37205-1235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of March, 2004.

Notary Public
My commission expires:

FREDERICA MASON NOTARY PUBLIC AT LARGE WASHINGTON CO., TENNESSEE My Commission Exp. Oct 27, 2004

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and no/100 ($20,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged,

HOWARD COHEN, SANFORD COHEN and MARIA COHEN, heirs of JACK J. COHEN, deceased and wife, BESSIE D. COHEN, deceased, a one-third undivided interest, GAY LEVINE EISEN, EXECUTRIX of the ESTATE OF MORRIS LEVINE, deceased, a one-third undivided interest, and PAULINE GILBERT BADER, as beneficiary under the trust established by will of Leon Gilbert, CHARLES GILBERT, JR., as beneficiary under the trust established by will of Leon Gilbert, HARRIS NORMAN GILBERT, as beneficiary under the trust established by will of Leon Gilbert, and JENNIFER LEE GILBERT, as beneficiary under the trust established by will of Leon Gilbert, heirs of LEON GILBERT, deceased , a one-third undivided interest, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto

WILLIAM H. DORRIS and ROBERT B. HUFFINE, 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:

Old Hickory Boulevard
Lot Number 11
50 X 170
Field Book Number 4D 28505
Map and Parcel Number 64-13-12

BEING Lot. No. 11 of Block 3, Berryville Subdivision as recorded in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more detailed description thereof.

BEING the same property conveyed to Jack J. Cohen and wife, Bessie D. Cohen (1/3), Morris Levine (1/3) and Leon Gilbert (1/3), each a one-third undivided interest by Final Decree Confirming Sale of record in Book 5376, page 89, Register's Office for Davidson County. The said Jack J. Cohen having died on June 25, 1988, and the said, Bessie D. Cohen died testate on March 21, 1994. Her will probated under docket number 94P-488, Seventh Circuit Court for Davidson County, Tennessee, leaving Howard Cohen, Sanford Cohen and Maria Cohen as beneficiaries. Morris Levine died testate and his will is probated under docket number 01P1971, Seventh Circuit Court for Davidson County, Tennessee, his estate is still open. Gay Levine Eisen was appointed Executrix of the Estate of Morris Levine and was granted and has the authority and power to sell real property. Leon Gilbert died testate and his will is probated under docket number 70926, Seventh Circuit Court for Davidson County, Tennessee, leaving as his beneficiaries, Pauline Gilbert Bader, Charles Gilbert, Jr., Harris Norman Gilbert and Jennifer Lee Gilbert. Jennifer Lee Gilbert and Jennifer Gilbert are one and the same person. Maria E. Cohen and Maria Cohen are one and the same person. Pauline Gilbert Bader and Pauline G. Bader are one and the same person.

This is unimproved property, known as: Old Hickory Boulevard, Old Hickory, Tennessee, and assigned map 64-13 parcel 12.

This legal description contained herein is the same as that contained in the previous deeds of record.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to: 2004 property taxes, which have been prorated and assumed by Grantee.

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 Grantors do covenant with the said Grantees, that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their 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 our hands this 3 day of March, 2004.

Gay Levine Eisen

GAY LEVINE EISEN
EXECUTRIX FOR THE ESTATE OF
MORRIS LEVINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Frederica Mason, a Notary Public in and for said County and State, **GAY LEVINE EISEN, EXECUTRIX FOR THE ESTATE OF MORRIS LEVINE**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of ~~February~~ March, 2004.

Frederica Mason

Notary Public

My Commission Expires: 8-22-05

FREDERICA MASON NOTARY PUBLIC AT LARGE WASHINGTON CO., TENNESSEE My Commission Exp. 8-22-05

Pauline Gilbert-Bader

PAULINE GILBERT BADER,
BENEFICIARY UNDER THE LAST WILL
AND TESTAMENT OF LEON GILBERT

STATE OF NEW YORK)

COUNTY OF Queens)

Personally appeared before me, the undersigned, Pauline E. Bitkler, a Notary Public in and for said County and State, **PAULINE GILBERT BADER**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at New York, New York, this 23rd day of February, 2004

Maritza Garcia

Notary Public

My Commission Expires: July 14, 2007

MARITZA GARCIA
Notary Public, State of New York
No 01H16096094
Qualified in Queens County
Commission Expires July 14, 2007

CHARLES GILBERT, JR.,
BENEFICIARY UNDER THE LAST WILL
AND TESTAMENT OF LEON GILBERT

HARRIS NORMAN GILBERT
BENEFICIARY UNDER THE LAST WILL
AND TESTAMENT OF LEON GILBERT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Patricia Ray, a Notary Public in and for said County and State, **CHARLES GILBERT, JR.**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of January, 2004.

PATRICIA A. RAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Patricia A. Ray
Notary Public

My Commission Expires: July 21, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Patricia Ray, a Notary Public in and for said County and State, **HARRIS NORMAN GILBERT**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of January, 2004.

PATRICIA A. RAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Patricia A. Ray
Notary Public

My Commission Expires: July 21, 2007

JENNIFER LEE GILBERT
BENEFICIARY UNDER THE LAST WILL
AND TESTAMENT OF LEON GILBERT

STATE OF MASSACHUSETTS)

COUNTY OF SUFFOLK)

Personally appeared before me, the undersigned, Cynthia L. Cajka, a Notary Public in and for said County and State, **JENNIFER LEE GILBERT**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Boston, Massachusetts, this 1st day of February, 2004.

Notary Public

My Commission Expires: 5/15/09

CYNTHIA L. CAJKA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 15, 2009

HOWARD COHEN
BENEFICIARY UNDER THE WILL
OF BESSIE D. COHEN

SANFORD COHEN
BENEFICIARY UNDER THE WILL
OF BESSIE D. COHEN

MARIA COHEN
BENEFICIARY UNDER THE WILL
OF BESSIE D. COHEN

STATE OF VIRGINIA)
COUNTY OF ROCKINGHAM)

Personally appeared before me, the undersigned, Howard Cohen, a Notary Public in and for said County and State, **HOWARD COHEN**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Harrisonburg, Virginia, this 30 day of January, 2004

Notary Public
My Commission Expires: 03-31-05

STATE OF VIRGINIA)
COUNTY OF ROCKINGHAM)

Personally appeared before me, the undersigned, Sanford Cohen, a Notary Public in and for said County and State, **SANFORD COHEN**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Harrisonburg, Virginia, this 30 day of January, 2004

Notary Public
My Commission Expires: 03-31-05

STATE OF VIRGINIA)
COUNTY OF ROCKINGHAM)

Personally appeared before me, the undersigned, Maria Cohen, a Notary Public in and for said County and State, **MARIA COHEN**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Harrisonburg, Virginia, this 30 day of January, 2004

Notary Public
My Commission Expires: 03-31-05