THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23432-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,000.00. Affiant Subscribed and sworn to before me this 7th day of October, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Ruth I. Cohen 3606 Normandy Place South Nashville, TN 37209	**Send Tax Bills To:** Primary Residential Mortgage P.O. Box 6044 The Lakes, Nevada 88901	**Tax Information:** Map No.104.01-0 Parcel No. 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn T. Menefee, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruth I. Cohen, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3606 Normandy Place South, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of October, 2004.

Kathryn T. Menefee by

Kathryn T. Menefee, BY: George E. Mudter, Jr., Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Kathryn T. Menefee** and is authorized by the said **Kathryn T. Menefee** to execute this instrument on HER behalf.

Witness my hand, at Office, this 7th day of October, 2004.

My commission expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 10/12/04 14:51 2pgs
Fees:13.00 Taxes:551.30

20041012-0122977

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots 31, 32 and 33 of the West End Park Land Company Subdivision, of record in Book 421, page 152, Register's Office for said County, and being Lot Number 1 on the unrecorded survey of Lots 33, 32 and part of Lot 31 of the West End Park Company's Subdivision, described as follows: "Said Lot Number 1 on said unrecorded plan begins at an iron pin in the northerly line of Lot Number 33, said point being 165 feet from the northeast corner of said Lot Number 33; thence South 84 deg. 45 min. East along the northerly margin of Lot Number 33, 55 feet to an iron pin; thence South 5 deg. 45 min. West 160.7 feet to an iron pin in the northerly margin of Normandy Place; thence North 81 deg. 0 min. West along the northerly margin of Normandy Place, 55 feet to an iron pin; thence North 5 deg. 45 min. East 157.5 feet to the point of beginning.

Being the same property conveyed to Kathryn T. Menefee, Unmarried by deed dated August 18, 2003 from Robert J. Thomas, Unmarried of record in Instrument No. 20030826-0123361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record as Book 421, page 152, Register's Office for Davidson County, Tennessee.