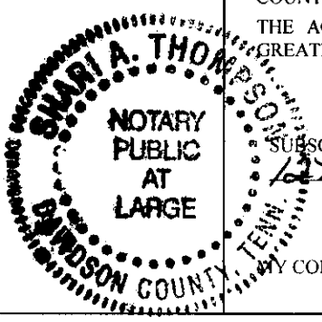
Davidson County DEEDWARR
Recvd: 05/13/05 10:16 2 pgs
Fees:13.00 Taxes:157.25

20050513-0054149



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT R. BLAGOJEVICH	**SAME**	**103-06-0-A 005.00CO**
(NAME)	(NAME)	
4113 SNEED ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **LEE A. COHEN AND WIFE, DEBORAH J. COHEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT R. BLAGOJEVICH,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. A-5, Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, page 901 and amendment of record in Book 8729, page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Lee A. Cohen and wife, Deborah J. Cohen from Andy Ray Work, unmarried, of record in Book 10640, page 300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of Plat of Dunham's Station Condominiums as set forth in Exhibit A-2 of the Master Deed of record in Book 6697, page 901, as amended in Book 8729, page 537; By-Laws of record in Book 6697, page 939; and Charter for Dunham's Station Condominiums Association, Inc. of record in Book 6621, page 405, said Register's Office and any and all other conditions, restrictions and easements of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****Grantee specifically assumes 2005 property taxes and all condominium association dues beginning June, 2005.****

unimproved ( )
This is improved(X) property, known as **246 WHITE BRIDGE ROAD, UNIT A-5, NASHVILLE, TN 37209**
(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 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 our hands this 12th day of May, 2005.

Lee A. Cohen
LEE A. COHEN

Deborah J. Cohen
DEBORAH J. COHEN

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 Lee A. Cohen and Deborah J. Cohen, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of May, 2005.

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jimmy A. Duncan
Notary Public

My commission expires: **September 22, 2007**