BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF MAY, 2005. Notary Public MY COMMISSION EXPIRES: SEPTEMBER 22, 2007. (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/19/05 13:42 2 pg:
Fees:13.00 Taxes:621.60
20050519-0056691

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
LEE A. COHEN, ET UX	**SAME**	**103-6-206**
(NAME) **128 BOWLING AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(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, **I, CLAUDIA W. PICKARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE A. COHEN AND WIFE, DEBORAH J. COHEN,** 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Brookside Courts Additions No. 3, as of record in Book 1835, page 107, Register's Office for Davidson Couny, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph M. Cohen by deed of record in Book 8164, page 233, said Register's Office, the said Ralph M. Cohen having since died. The Will of Ralph M. Cohen of record in Docket No. 05P-148, Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised the subject property to Claudia W. Pickard.

This conveyance is subject to a Deed of Trust of record as Instrument No. 20030613-0081829, dated June 12, 2003 to secure an indebtedness to Union Planters Bank, N. A., which the Grantees herein assume and agree to pay.

This conveyance is subject to Deed of Easement of record in Book 5273, page 37 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Grantee herein assumes all real estate taxes for 2005.

Unimproved ( )
This is improved(X) property, known as **5611 STONEWAY TRAIL, 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 my hand(s) this 19th day of May, 2005.

Claudia W. Pickard

CLAUDIA W. PICKARD

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 Claudia W. Pickard, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of May, 2005.

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

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

Jimmy

Notary Public