This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #17689.2006

Davidson County DEEDWARR
Recvd: 03/08/06 10:08 3 pgs
Fees:18.00 Taxes:159.10
20060308-0026786

NEW OWNER:
Joshua Cohen
Jodi Cohen
5133 Harding Rd #122
Nashville TN 37205

SEND TAX BILL TO:
Same

MAP & PARCEL:
071 15 0 286.00

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 considerations, the receipt of which is hereby acknowledged, I, **Chris O'Neill**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Joshua Cohen and wife, Jodi Cohen**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Sharpe and Horn's Subdivision of the Lindsley Property in Northeast Nashville, as shown on Plat of record in Plat Book 161, Page 53, Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Chris O'Neill by Deed from Amy Smith, Substitute Trustee of record in Instrument Number 20050830-0103721, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2006 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 161, Page 53, said Register's Office.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This ( ) unimproved (XX) improved property is known as:

1218 Joseph Avenue, Nashville, Tennessee

Witness my hand this 17th day of February, 2006.

Chris O'Neill

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Chris O'Neill the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of February, 2006.

DELAINA D. SCOBEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 4-18-06

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of February, 2006.

Notary Public

My Commission Expires: 4-18-06

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY