Davidson County DEEDWARR
Recvd: 03/24/06 11:26 2 pgs
Fees:13.00 Taxes:81.40
20060324-0033858

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Jodi Cohen 1228 Joseph Ave. Nashville TN	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is ~~greater for~~ this transfer is ~~$22,000.00~~

Affiant
Subscribed and ~~sworn~~ to before me on 02/16/06.

Notary ~~Public~~

My Commission Expires: 5/30/07

Map & Parcel No.
071.15-0- 291.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Ronald C. Bouchelle, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jodi Cohen, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 39, on the Plan of Sharpe & Horn's Second Addition to Northaest Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald C. Bouchelle by Deed from Citizens Savings Bank & Trust Company, dated 05-25-2004, of record as Instrument No. 200406010063430, Register's Office for Davidson County, Tennessee. Further being the same property conveyed toCitizens Savings Bank & Trust Company, by deed from Jonathan E. Stark aka Jon Stark of record in Inst: 20030530-0073016, Register's Office for Davidson County, Tennessee,

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1228 Joseph Ave., Nashville, TN .

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 02/16/06.

Ronald C. Bouchelle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Ronald C. Bouchelle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of February, ~~2005.~~ 2006

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

My Commission Expires: