Davidson County DEEDWARR
Recvd: 10/09/06 10:46 2 pgs
Fees:13.00 Taxes:1184.00

20061009-0125073

WARRANTY DEED

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0806

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of September, 2006

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-20-2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HEIDI FRIEDER, UNMARRIED	Wells Fargo Home Mortgage	129-10
(NAME) 6657 Clearbrook Drive	(NAME) 1000 Blue Gentian Rd.	79.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Eagan, MN 55121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BARBARA S. COHEN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HEIDI FRIEDER, UNMARRIED**, hereinafter called the Grantee(s), her 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. 20 on the Plan of West Meade Park, Inc., Section I of record in Book 2900, Pages 103 & 104 and amended in Book 4152, Page 363, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JULIAN M. COHEN AND BARBARA S. COHEN TO CREATE A TENENANCY IN COMMON, by Deed from JULIAN M. COHEN AND WIFE, BARBARA S. COHEN of record in Book 11613, Page 265, Register's Office for Davidson County, Tennessee. Subsequently, Julian M. Cohen died testate 12/17/03 and devised said property to Barbara S. Cohen and Eddie Cohen, Trustees, of the Julian M. Cohen Residuary Trust under the will of Julian Cohen of record in Instrument No. 5563/1376028, Probate Clerks Office for Davidson County, Tennessee. Barbara S. Cohen, Executor of the Estate of Julian M. Cohen, deceased, conveyed Julian M. Cohen's interest to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under aforementioned Will by Deed of record in 20050131-0010804, said Register's Office. Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under the Will of Julian M. Cohen deceased, having conveyed their interest to Barbara S. Cohen by deed of record in 20050316-0028638, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 6657 Clearbrook Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and 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 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.

WITNESS WHEREOF, my hand, this 22nd day of September, 2006.

Barbara S Cohen
BARBARA S. 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 **BARBARA S. COHEN, UNMARRIED**, the bargainor(s), 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 Brentwood, Tennessee, this 22nd day of September, 2006.

My Commission Expires: 03/31/07

Notary Public

