This instrument prepared by
Schulman, Le Gardien, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

mail-7

BOOK 4604 PAGE 445

D E E D

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Harold M. Cohen
513 American Trust Bldg
Nashville, Tennessee 37201

Same
Same
Same

93-3 P. 147-148
105-4 P. 82
Pw

WHEREAS, Morris D. Cohen of Nashville, Tennessee, died on the 20th day of September, 1952, and under his will which is of record in Will Book 66, page 38, in the County Court of Davidson County, Tennessee, he devised all his remaining estate, real, personal and mixed, in trust, for the benefit of his widow, Sara Friedman Cohen, during her lifetime, and upon her death, said trust terminated and the property held by said trust was devised equally between his daughter, Bernice Cohen Marx (formerly Bernstein), and his sons, Phillip Millard Cohen, Harold Mark Cohen and Lawrence Samuel Cohen, and

WHEREAS, the said Sara Friedman Cohen died in Nashville, Tennessee, on February 28, 1971, and in accordance with the provisions of said trust, said trust terminated at such time leaving said property equally to said children, and

WHEREAS, the said children have agreed upon a division of said property between themselves and desire to execute deeds to convey to each child that portion of such property agreed upon as the share of such child.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Bernice Cohen Marx (formerly Bernstein), Lawrence Samuel Cohen and Phillip Millard Cohen, have bargained and sold and by these presents do transfer and convey to Harold M. Cohen, his heirs and assigns, all their right,title and interest, the same being an undivided three-fourths (3/4) interest, in and to certain property situated in Davidson County, Tennessee, described as follows, to-wit:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 11,550.00.

Subscribed and sworn to before me, this the 24 day of July, 1972.

Affiant

Notary Public

Commission Expires: 2-23-73

TRACT I: Being lot No. 463 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee. 105-4 82

Said lot No. 463 fronts 40 feet on the northerly side of Trimble Street and runs back between parallel lines 118 feet to an alley.

Being the same property conveyed to M. D. Cohen, by deed from J. A. Shotwell and wife, of record in book 731, page 600, Register's Office for Davidson County, Tennessee.

TRACT II: Being lot No. 6 in the Subdivision of 7 acres and 134 poles of the John Shelby Estate, of record in Plan Book 2, page 138, of the Chancery Court of Nashville, Tennessee. 93-3 148

Said lot No. 6 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 170 feet to an alley.

Being part of the property conveyed to M. D. Cohen, by deed from Robert Vaughn, C & M, of record in book 475, page 540, Register's Office for Davidson County, Tennessee.

TRACT III: Being lot No. 5 in the Subdivision of 7 acres and 134 poles of the John Shelby Estate of record in Plan Book 2, page 138, of the Chancery Court of Nashville, Tennessee. 93-3 147

Said lot No. 5 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to M. D. Cohen, by deed from C. F. Sharpe, Trustee, of record in book 487, page 352, Register's Office for Davidson County, Tennessee.

This is improved property, known as Trimble Street and Shelby Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD all their right, title and interest, the same being an undivided three-fourths (3/4) interest, in and to said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold M. Cohen, his heirs and assigns forever.

Bernice Cohen Marx (formerly Bernstein), Lawrence Samuel Cohen and Phillip Millard Cohen, covenant that they are lawfully seized and possessed of said interest in said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except by taxes for the year 1972, subject to which this conveyance is executed.

Bernice Cohen Marx (formerly Bernstein), Lawrence Samuel Cohen and Phillip Millard Cohen covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said interest in said land to said Harold M. Cohen, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 22nd day of May, 1972.

Bernice Cohen Marx
Bernice Cohen Marx

Lawrence Samuel Cohen
Lawrence Samuel Cohen

Phillip Millard Cohen
Phillip Millard Cohen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, Betty D. Jernigan, a Notary Public in and for said County and State, the within named Bernice Cohen Marx, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 22nd day of May, 1972.

Betty D. Jernigan
Notary Public

Commission Expires: 5/4/75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie George, a Notary Public in and for said County and State, the within named Phillip Millard Cohen, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1972.

Annie George
Notary Public

Commission Expires: 5-23-73

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STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Personally appeared before me, Jane DeVere, a Notary Public in and for said County and State, the within named Lawrence Samuel Cohen, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tampa, Florida, this 18th day of May, 1972.

Jane DeVere
Notary Public

Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 11, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

B 60839

IDENTIF. REFERENCE

MAY 25 2 38 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY25 CONV 11,550.00
MAY25 STAX A* 29.90
MAY25 PREEE A* .50
MAY25 WDEED A* 8.00 * 38.40