This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

Mail →

D E E D

BOOK 1604 PAGE 449

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Phillip Millard Cohen W. Tower Drive	Same Same	93-9 P.229 105-9 P. 61
Nashville, Tennessee 37205	Same	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), Harold Mark Cohen and Lawrence Samuel Cohen, have bargained and sold and by these presents do transfer and convey to Phillip Millard 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 $ 11,850.00.

Subscribed and sworn to before me, this the 12 day of December, 1972.

J. R. Schulman
Affiant

Commission Expires: 5-22-73

Annie George
Notary Public

TRACT I:
Being lot No. 464 on the Plan of Murray and Claiborne's Addition to Nashville, as of record in book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

105-1
81

Said lot No. 464 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 658, Register's Office for Davidson County, Tennessee.

TRACT II:
Being lot No. 103 in McNairy's Plan of West Nashville lots, a plan of which is of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

93-9
229

Said lot No. 103 fronts 50 feet on the southerly side of McGavock Street and runs back southwestwardly between parallel lines and with the westerly margin of McNairy Street, now 12th Avenue South, 166 feet to an alley.

Being the same property conveyed to M. D. Cohen, by deed from the American National Bank of record in book 674, page 225, Register's Office for Davidson County, Tennessee.

Being a part of the property devised in will of M. D. Cohen, deceased, of record in Will Book 66, page 31, County Court of Davidson County, Tennessee.

This is improved property, known as Trimble Street, and McGavock Street, 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 Phillip Millard Cohen, his heirs and assigns, forever.

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

Witness our hands this 17th day of May, 1972.

Bernice Cohen Marx
Bernice Cohen Marx

Harold Mark Cohen
Harold Mark Cohen

Lawrence Samuel Cohen
Lawrence Samuel Cohen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, Betty D. Flanagan, 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 17th day of May, 1972.

Betty D. Flanagan
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 Harold Mark 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

BOOK 4604 PAGE 452

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Personally appeared before me, Jane DeVine, Lawrence S. Cohen, 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 DeVine
Notary Public

Commission Expires: _____

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

IDENTIF. REFERENCE

MAY 25 2 39 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

60840

MAY25'72	CONV	11,850.00			
MAY25'72	S'TAX		A*	30.68	
MAY25'72	PR'FEE		A*	.50	
MAY25'72	W'DEED		A*	8.00	* 39.18