BOOK 7582 PAGE 396

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ruben K. Richards, et ux (NAME)	Same (NAME)	91-15 70 ~~100~~
Route 2, Box 184 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25W 355 GA
Lyles, Tennessee 37098 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	RE-RECORD BOOK 7613 PAGE 142

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple estate by the entireties

2556 07/29 0101 01CASH 6-00

We, I, Marilyn Jane Richards Cunningham

by these presents do hereby quitclaim and convey unto Lee A. Cohen

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tennessee, being part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described according to survey made by E.R. Southgate, Surveyor, January 9, 1946 as follows:

BEGINNING on the northerly margin of Nevada Avenue, at the southwest corner of the property conveyed to Jesse B. Lunday and wife by deed from L.R. Wiggs and wife, of record in Book 1469, page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and paralled with Lunday's westerly line, 103 feet, more or less, to a point in the southerly line of the property conveyed to A.C. Oakley by deed from J.H. Brackman and wife, of record in Book 1784, page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 14 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J.G. Edwards and wife by deed from J.H. Brackman and wife, of Record in Book 1785, page 17, said Register's Office, northwestwardly 100 feet to the southerly margin of an alley, Edwards northeast corner; thence with said alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line southwardly 200 feet to the beginning.

BEING the same property conveyed to Richard E. Cunningham and wife, Marilyn Jane Cunningham, by Installment Deed Recorded in Book 5404, page 685, Register's Office for Davidson County; and being the same property granted Marilyn Jane Richards Cunningham by Divorce Decree recorded in Book 5855 Page 657, Register's Office for said County.

This deed based solely on information furnished by the grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 14th day of June, 1988

Affiant: Marilyn Jane Richards Cunningham

My commission expires 9-11-90 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as 5314 Nevada Avenue, Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Lee A. Cohen *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Ruben K. Richards, et ux

their *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 14th *day of* June, 1988.

Marilyn Jane Richards Cunningham

Lee A. Cohen
Trustee.

THIS INSTRUMENT WAS PREPARED BY:
COHEN & COHEN ATTORNEY'S AT LAW
4908 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37209
LEE A. COHEN, ESQ.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, H B. Duncan, a Notary Public in and for said County and State, the within named Marilyn Jane Richards Cunningham, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24TH day of June, 1988

H B. Duncan
Notary Public.

My commission expires: 9-11-90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

RE-RECORD BOOK 7613 PAGE 143

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named LEE A. COHEN, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24TH day of JUNE, 1988

H B Duncan
Notary Public.

My commission expires: 9-11-90

43581

IDENTIFICATION REFERENCE

JUN 24 11 24 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9567 06/24 0101 01CASH 6.00

RE-RECORD

53997

IDENTIFICATION REFERENCE

JUL 29 12 49 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

QUITCLAIM

Deed

From: Marilyn Jane Richards Cunningham

Lee A. Cohen Trustee.

AND

From: Lee A. Cohen Trustee.

to: Ruben K. Richards, et ux

PIONEER NATIONAL TITLE
INSURANCE COMPANY
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Telephone 259-2290