0234190

IDENTIFICATION REFERENCE

PICK-UP

This ... Attorneys Title Company, Inc.

FROM

Howard Cohen and Maria Cohen

96 OCT -8 PM 3:38

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

TO Sanford Cohen

BOOK 10219 PG 803

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Sanford Cohen (NAME)	Same (NAME)	130-16 Par. 39
4518 Carlton Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Alan C. Housholder, Attorney
Suite 314, Anderson Building
28 White Bridge Road
Nashville, Tennessee 37205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- Sanford Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 96

A C Housholder
Notary Public

MY COMMISSION EXPIRES: 5/28/98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

We ~~I~~ hereby quitclaim to Sanford Cohen

our
all ~~my~~ interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Cherry Acres Subdivision of record in Book 2083, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 180 feet on the easterly side of Carlton Drive and runs back between lines, 247.3 feet on the southerly line and 252.2 feet on the northerly line to a dead line on which it measures 180.1 feet.

Being the same property conveyed to Jack J. Cohen, deceased, by BuSum Realty Company of record in Deed Book 2149, Page 99, Register's Office of Davidson County, Tennessee. This property was inherited by Bessie D. Cohen at the death of her husband, Jack J. Cohen. This property is being conveyed pursuant to the Will of Bessie D. Cohen as probated in case #94P-488 Probate Court of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( ) is improved (X) property known as 4518 Carlton Drive (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Witness our hands this 1st day of October, 1996

X Howard R Cohen

X Maria E. Cohen by
Esther J. Cohen POA
(see attached)

Commonwealth of Virginia

~~STATE OF TENNESSEE~~
~~Davidson County~~
City of Harrisonburg

BOOK 10219 PG 804

Personally appeared before me, Marian P. Reed, a Notary Public in and for said ~~County~~ City and State, the within named Howard Cohen and Maria Cohen by Ester Cohen, Power of Attorney

the bargainor s, 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 Harrisonburg, ~~Tennessee~~ Virginia, this 1st day of October 19 96

Commission expires August 31, 2000

Marian P. Reed
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19__

My commission expires _____

_____
Notary Public

FROM
Howard Cohen and
Maria Cohen

TO
Sanford Cohen

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7971 10/08 0101 01CASH 12.00

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BOOK 10219 PG 805

SPECIFIC POWER OF ATTORNEY

TO ALL PERSONS, be it known, that I, Maria Elena Cohen, of Los Angeles, CA, the undersigned principal, do hereby grant a limited and specific power of attorney to Esther J. Perales Cohen of Harrisonburg, VA, as my attorney-in-fact.

My attorney-in-fact shall have full powers and authority to do and undertake all acts on my behalf that I could do personally but limited to the right to sell, deed, buy, trade, lease, mortgage, assign, rent or dispose of any of, my future real or personal property; the right to execute, accept, undertake, and perform all contracts in my name; the right to deposit, endorse, or withdraw funds to or from any of my bank accounts, depositories or safe deposit box; the right to borrow, lend, invest or reinvest funds on any terms; the right to initiate, defend, commence or settle legal actions on my behalf; the right to vote (in person or by proxy) any shares or beneficial interest in any entity; and the right to retain any accountant, attorney, or other advisor deemed necessary to protect my interests generally or relative to any foregoing specific power.

My attorney-in-fact hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as in my attorney's best discretion deems advisable, and I affirm and ratify all acts undertaken. This power of attorney may be revoked by me at any time.

Signed under seal this 1st day of September, 1995.

Maria E. Cohen

Maria Elena Cohen

STATE OF California
COUNTY OF Los Angeles

On September 1st, 1995 (date) before me, Katrina L. Sam (name of notary), personally appeared Maria Elena Cohen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and did personally sign this document in my presence, and did acknowledge to me that she executed this instrument of her own free will.

WITNESS my hand and official seal.

Signature Katrina L. Sam

KATRINA L. SAM
COMM. #1042215
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 9, 1998

Affiant ___ Known X Produced ID
Type of ID California DL
(Seal)

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