Box38 RMH

BOOK 10619 PG 275

This Instrument Prepared By:
Robert M. Holland, Jr., Esq.
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Irving Murray Cohen 609 Starlit Road Nashville, TN 37205	Same	Map: 81-11 Parcel: 352

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CELINE C. THOMAS, by these presents do hereby quitclaim and convey unto Sylvia Cohen Weinberger and Irving Murray Cohen, as tenants in common, their successors and assigns, all my right, title and interest, being an undivided one-third interest, in the following described real estate located in Davidson County, State of Tennessee, to-wit:

Being the east part of Lot No. 288 on the map of McGavock, Wetmore and others' second addition to Nashville, called The Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southwest intersection of Hydes Ferry Pike or Buchanan Street and 14th Avenue, North; thence with the westerly margin of 14th Avenue, North, southerly 135 feet to the common corner of Lots Nos. 287 and 288; thence with the line between said lots westerly 81 feet more or less to the southeast corner of the property conveyed to Harry Andrews and wife by Deed from Herbert Realty Company, of record in Book 742, page 246, Register's Office for Davidson County, Tennessee; thence northerly parallel to the westerly margin of 14th Avenue, North 185 feet more or less to the south margin of Hydes Ferry Pike or Buchanan Street; thence with the margin of the same southeasterly 98 feet more or less to the point of beginning.

Being the same property conveyed to Celine Cohen Thomas by quitclaim deed from Irving Murray Cohen and Sylvia Cohen Weinberger, as Co-Trustees of a trust established under the Will of Molly R. Cohen for the benefit of Celine Cohen Thomas, of record in Book 6567, page 765, Register's Office for Davidson County, Tennessee.

Celine Cohen Thomas and Celine C. Thomas are one and the same person.

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

This is improved property known as 1401 Buchanan Street, Nashville, Tennessee 37208.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of ~~July~~ August, 1997.

Celine C. Thomas
CELINE C. THOMAS

* * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Celine C. Thomas, the bargainor, 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 Nashville, Tennessee, this 9th day of ~~July~~ August, 1997.

NOTARY PUBLIC

My Commission Expires: 9-18-99

* * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is "None."

Celine C. Thomas
AFFIANT

Sworn to and subscribed before me this

9th day of August, 1997.

Notary Public

My Commission Expires: 9-18-99

2025 09/23 0101 03CHECK - 8.00

0351702
IDENTIF. ↑ REFERENCE

97 SEP 23 PM 4:23
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

109961