BOX 10-B

Davidson County DEEDQC
Recvd: 11/17/00 09:02 2pgs
Fees:10.00 Taxes:0.00

20001117-0113901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2003

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUBY P. HOFFMAN, ET AL	**SAME**	**103-01-087**
(NAME) **314 LELLYETT AVENUE**	(NAME)	**103-01-089**
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RUBY P. HOFFMAN, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **LEE A. COHEN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Two Tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being part of Lot No. 5 on the map showing subdivision of John M. Branham's Farm, as of record in Book 547, page 14, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly line of Lot No. 5, said point being 432 feet from the southwest corner of said Lot No. 5; thence with said westerly line north 5¼ ° west 94 feet to a point; thence north 75-¾ ° east 200 feet to a point; thence south 5¼ ° east 94 feet to a point; thence south 75-¾ ° west 200 feet to the point of beginning.

Tract No. 2: Being part of a lot marked "Rental Houses" on the Plat of the division of the John B. Cowden Property, not of record, described as follows:

BEGINNING at the northeast intersection of Lellyette Street and John B. Street; thence with the easterly margin of Lellyette Street northwardly 60 feet to a point; thence easterly 39 feet to a point in Cowden's east boundary line; thence with said boundary southerly 60 feet to a point in the north margin of John B. Street; thence with the margin of the same, westerly 39 feet to the point of beginning.

Being the same property conveyed to Richard Rhea Hoffman and wife, Ruby Pearl Smith Hoffman, by deed from Paul R. Richardson and wife, Alice R. Richardson of record in Book 3881, page 406, Register's Office for Davidson County, Tennessee. The said Richard Rhea Hoffman having since died.

Ruby Pearl Smith Hoffman and Ruby P. Hoffman are one and the same person.

AND NOW, I, the said **Lee A. Cohen, Trustee**, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim all of my right, title and interest in the same property herein above described and set forth unto **RUBY P. HOFFMAN, unmarried, LAWRENCE E. JOHNSON and wife, MELODY S. JOHNSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP.**

This conveyance is subject to all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **314 LELLYETT AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 11-13-00 day of **NOVEMBER, 2000.**

Ruby P. Hoffman
RUBY P. HOFFMAN

Lee A. Cohen, Trustee
LEE A. COHEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ruby P. Hoffman**, 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 office this 13th day of **NOVEMBER, 2000.**

My Commission Expires: **OCTOBER 25, 2003.**

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, 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 (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of **NOVEMBER, 2000.**

My Commission Expires: **OCTOBER 25, 2003.**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Deborah J. Cohen
Notary Public