Box 10-B

Davidson County DEEDQC
Recvd: 10/15/02 12:16 2pgs
Fees:17.00 Taxes:0.00

20021015-0126592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2002.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 10-26-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH M. COHEN, ET AL	**LEE A. COHEN**	**104-5 319**
(NAME) **4908 CHARLOTTE AVENUE**	(NAME) **128 BOWLING AVENUE**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

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

Being Lot No. 313 on the Map of Richland Realty Company's First Addition, Division "B" of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 313 fronts 85 feet on the easterly side of Bowling Street and runs back between lines 200 feet on the north line and 210.3 feet on the south line, along the north margin of an alley to another alley in the rear on which it measures 20 feet.

Being the same property conveyed to Ralph M. Cohen from Laura B. McGee Cutrell and Peggy R. Jones by deed of record in Book 5089, page 370, Register's Office for Davidson County, Tennessee.

AND NOW, I, the said Jimmy A. Duncan, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim unto **Ralph M. Cohen and Lee A. Cohen as tenants in common with right of survivorship, their heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.**

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **128 BOWLING AVENUE, NASHVILLE, TN 37205**
(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 **15TH** day of **OCTOBER, 2002.**

RALPH M. COHEN

JIMMY A. DUNCAN, 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 **Ralph M. Cohen**, 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 15th day of **OCTOBER, 2002.**

My Commission Expires: 10-25-2003

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 **Jimmy A. Duncan, 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 15th day of **OCTOBER, 2002.**

My Commission Expires: October 25, 2003

Notary Public