Box 10-B

PICK-UP

Davidson County DEEDQC
Recvd: 01/09/03 10:25 2pgs
Fees:17.00 Taxes:0.00

20030109-0004057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

E O Langhans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-25-2003

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. O. LANGHANS, ET AL	**SAME**	**91-15 134**
(NAME) **304 53RD AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(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, E. O. LANGHANS, UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP IN THE GRANTEES,** 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:

Being the northerly 50 feet of the westerly 110 feet of the southerly 180 feet of Block No. 12 on the Map of Realty Savings Bank and Trust Company's revised plan of the west extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located in the easterly margin of 53rd Avenue, North, said point being located 130 feet north of the northeasterly intersection of the margins of 53rd Avenue, North, and Nevada Avenue; thence with the easterly margin of 53rd Avenue, North, 50 feet in a northerly direction to an iron pin; thence with the southerly margin of an alley 110 feet eastwardly to an iron pin; thence 50 feet southwardly to an iron pin; thence 110 feet westwardly to the point of beginning.

Being the same property convyed to E. O. Langhans and wife, Helen Marie Langhans by deed of record in Book 5683, page 11, Register's Office for Davidson County, Tennessee.

The said Helen Marie Langhans having since died.

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 unto **E. O. Langhans, Joyce M. Burns, and Terry Wayne Langhans as tenants in common with right of survivorship, 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 (X)
This is improved(X) property known as **304 53RD AVENUE NORTH, 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 8th day of **JANUARY, 2003.**

E. O. Langhans

E. O. LANGHANS

Lee A. Cohen

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 **E. O. Langhans**, 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 8th day of **JANUARY, 2003**.

My Commission Expires: 10-25-2003

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Deborah J. 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 8th day of **JANUARY, 2003**.

My Commission Expires: **October 25, 2003**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Deborah J. Cohen
Notary Public