EXECUTOR'S QUITCLAIM DEED PICK-UP

Davidson County DEEDQC
Recvd: 04/16/04 10:01 4pgs
Fees:22.00 Taxes:0.00
20040416-0042964

Grantee:	Sara Cohen Testamentary Trust
Map & Parcel No.:	103-16-0 102.00 26W 06215
Send Tax Notice To:	Sara Cohen Testamentary Trust c/o Joseph L. Cohen, Trustee 3823 Whitland Avenue Nashville, TN 37205

Sara Claire Cohen died on December 7, 2003, leaving a Will dated August 21, 2000. The Will was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on December 16, 2003 under Docket Number 03P-1939. The Will named Joseph Leon Cohen as Personal Representative, and Joseph Leon Cohen is duly qualified as Personal Representative and Executor of the estate of Sara Claire Cohen. A Tennessee inheritance tax release, a copy of which is attached as Exhibit A, has been issued consenting to the transfer of the following described real property.

In accordance with the provisions of the Will of Sara Claire Cohen, Joseph Leon Cohen having disclaimed his inheritance of the following described property, Joseph Leon Cohen, as Personal Representative, hereby quitclaims, transfers and conveys to the SARA COHEN TESTAMENTARY TRUST, Joseph Leon Cohen and Michael Isaacs being the present Trustees, all right, title and interest of Sara Claire Cohen and of her estate in the following described real estate in Davidson County, Tennessee:

> Being Lots Nos. 4 and 5 of Block "E" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.
>
> Said Lot No. 4 fronts 70 feet on the southerly side of Bowling, now Whitland, Avenue, and extends back between parallel lines 200 feet to the northerly line of Lot No. 6 on said plan. Said Lot No. 5 is described as follows: - Beginning at the southeast corner of Bowling, now Whitland, Avenue, and Bosley Avenue, being the northwest corner of said Lot No. 5, thence with the southerly margin of Whitland Avenue easterly 70 feet to the corner of Lots Nos. 4 and 5; thence southerly with the line between said Lots Nos. 4 and 5 200 feet to the northerly line of Lot No.6; thence with said line westerly 132 feet to the easterly margin of Bosley Avenue; thence with the easterly margin of said Bosley Avenue, northerly 210 feet to the beginning.
>
> Being the same property conveyed to Joseph L. Cohen and Sara Claire Cohen, *as tenants in common*, by deed from Joseph L. Cohen and wife, Sarah C. Cohen (being one and the same person as Sara Claire Cohen), of record as instrument number 200008220082780, Register's Office for

Davidson County, Tennessee.

This property is known as 3823 Whitland Avenue, Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and this transfer is by Quitclaim, and no warranties of title are made or given.

WITNESS my hand this 15 day of APRIL, 2004.

ESTATE OF SARA CLAIRE COHEN

By: Joseph Leon Cohen
Joseph Leon Cohen
Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and said state, Joseph Leon Cohen as Personal Representative and Executor of the Estate of Sara Claire Cohen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of April, 2004.

NOTARY PUBLIC

BERNARD M. ROSENBLUM
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

My Commission Expires: _____

NOTE TO REGISTER'S OFFICE: This conveyance, implementing distribution of the property to a beneficiary as a testamentary devise, is exempt from the payment of the recordation tax under T.C.A. § 67-4-409 (a) (3) (D).

This instrument was prepared by Bernard M. Rosenblum, Attorney at Law, The Kinnard's Building, Suite 403, 2200 Twenty-First Avenue, South, Nashville, Tennessee 37212-4929.

TENNESSEE DEPARTMENT OF REVENUE

DEC 17 2003

INHERITANCE TAX RELEASE
FOR REAL OR PERSONAL PROPERTY

NOTICE: THIS DOCUMENT BECOMES AN OFFICIAL STATE RECORD WHEN COMPLETED. INFORMATION SHOULD BE TYPED OR PRINTED CLEARLY IN INK. COMPLETE A SEPARATE INHERITANCE TAX RELEASE FORM FOR EACH PARCEL OF REAL PROPERTY OR FOR EACH BANK OR CORPORATION.

NAME OF DECEDENT: SARA CLAIRE COHEN

COUNTY OF RESIDENCE: DAVIDSON

SOCIAL SECURITY NUMBER: [redacted]-6458

APPLICATION:

ATTACHED: YES X NO ___

ON FILE: YES ___ NO X IF SO DATE FILED _____

The Department of Revenue hereby waives the issuance of notice required by Section 67-8-417, Tennessee Code Annotated and consents to the transfer of the property now in your custody, or standing on your records in the name of the captioned decedent.

DESCRIPTION OF PROPERTY: map & parcel 103-16-0 102.00 2nd 06 215

Real estate in Nashville, Davidson County, Tennessee: Being Lots Nos. 4 and 5 of Block "E" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.

Being the same property conveyed to Joseph L. Cohen and Sara Claire Cohen, *as tenants in common*, by deed from Joseph L. Cohen and wife, Sarah C. Cohen (being one and the same person as Sara Claire Cohen), of record as instrument number 20000822008278O, Register's Office for Davidson County, Tennessee.

BERNARD M. ROSENBLUM
ATTORNEY AT LAW
2200 21st AVE. SOUTH - #403
NASHVILLE, TENNESSEE 37212-4929
(615) 269-0236

Attorney

Representative of the Estate
(Not valid unless signed)

RETAIN PINK COPY FOR YOUR RECORDS. RETURN WHITE AND YELLOW COPIES TO THE TENNESSEE DEPARTMENT OF REVENUE, 500 DEADERICK ST., NASHVILLE, TN 37242.

DEPARTMENTAL USE ONLY

Amy Green

For Commissioner of Revenue
(By Tax Audit Manager - Audit Division)

DEC 22 2003

Date approved
Inheritance-Gift Tax Section

BERNARD M. ROSENBLUM
ATTORNEY AT LAW
The Kinnard's Building, Suite 403
2200 Twenty-First Avenue, South
Nashville, Tennessee 37212-4929

Release will be mailed to address to the left. Type or print clearly in ink the complete address (include street number and zip code.) Address should be contained within the space provided.

RV-F1401501 (Rev. 6-00)