Davidson County DEEDQC
Recvd: 07/27/04 10:48 2pgs
Fees:12.00 Taxes:0.00
20040727-0089545

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Suzanna J. Lonce 1517 Ferguson Avenue Nashville TN 37212	Suzanna J. Lonce 1517 Ferguson Ave Nashville TN 37212	48-182

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand, paid, the receipt of which is hereby acknowledged, as well as love and affection, I, **Alan M. Cohen**, an unmarried man, by these presents do hereby quitclaim and convey unto **Suzanna J. Lonce**, an unmarried woman, her successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of McCool Road, said point being the northeast corner of the property conveyed to Gilbert L. Lewis and wife, by deed from David C. Rutherford and wife, of record in Book 4332, Page 810, Register's office for said County, thence with the southerly margin of said McCool Road eastwardly 280 feet; thence southwardly 420 feet, more or less, to the northerly margin of a proposed unnamed road; thence with same westwardly 370 feet; thence northwardly 220 feet to Gilbert L Lewis' southeast corner; thence with Lewis' eastern boundary line northwardly 260 feet to the BEGINNING, containing 3.0 acres, more or less.

Being the same property conveyed to Alan M. Cohen and Suzanna J. Lonce, both unmarried, by deed from Anthony D. Sinor and Robert E. Sinor, of record in Book 10573 Page 648 Register's Office for Davidson County, Tennessee.

This is improved property known as 4858 McCool Road
Nashville TN 37218

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

Witness my hand on this 3RD day of ~~June~~ July 2004 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alan M. Cohen

Alan M. Cohen

STATE OF FLA.

COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Alan M. Cohen, an unmarried person, with ~~whom I am personally acquainted,~~ and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of ~~June~~ July 2004.

Stanley Lewis
Commission # DD 036905
Expires July 16, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 15, 2005

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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 20 day of ~~June~~ July 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TERRY L. LEWELLEN
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

THIS INSTRUMENT PREPARED BY: **
Amanda J. McClendon
Attorney at Law
2806 Bransford Avenue
Nashville, TN 37204-3102
(615) 298-4466

****From information provided by grantee. Preparor makes no warranty as to validity of title, or encumbrances, or liens, or restrictions against the herein described real property.**