**THIS INSTRUMENT PREPARED BY:**

**JEFFREY MOBLEY**
One Belle Meade Place
4400 Harding Road, Suite 101
Nashville, Tennessee 37205
(615) 777-5400

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration or value, whichever is greater, for this transfer is $NONE.**

Barbara S. Cohen
**AFFIANT**

**Subscribed and sworn to before me this 28th day of January, 2005.**

E. Hardaway Wilson
**Notary Public**

**My Commission Expires:** MY COMMISSION EXPIRES JAN. 26, 2006

**This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).**

Davidson County DEEDQC
Recvd: 01/31/05 08:59 3 pgs
Fees:17.00 Taxes:0.00
20050131-0010804

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| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Numbers** |
|---|---|---|
| Barbara S. Cohen and<br>Eddie Cohen, Trustees<br>6657 Clearbrook Drive<br>Nashville, TN 37205 | - SAME - | Map 105-11<br>Parcels 273 and 274<br><br>Map 129-10<br>Parcel 79 |

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## EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Barbara S. Cohen, Executor of the Estate of Julian M. Cohen, deceased (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the

receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 5563, page 1376028, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, all of the right, title and interest of the decedent and the decedent's estate in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 26 day of January, 2005.

Barbara S. Cohen

Barbara S. Cohen, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara S. Cohen, Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of January, 2005.

E Lindsay Wilson

Notary Public

MY COMMISSION EXPIRES
JAN. 28, 2008

My Commission Expires: _____

E. LINDSAY WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**EXHIBIT A**

**TRACT ONE (Map 105-11, Parcels 273 and 274):**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot 34 in John W. Morton's First Subdivision of Vine Hill as of record in Book 161, Page 12, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mrs. Frieda Cohen and Julian M. Cohen by deed from Annie Baumgartner, John Harper Baumgartner, Jr. Edith Baumgartner Harrell, Dorothy Louise Baumgartner and Birdie Marie Baumgartner, of record in Book 2925, page 297, Register's Office for Davidson County, Tennessee. Mrs. Frieda Cohen predeceased Julian M. Cohen on May 18, 1979 and devised her entire interest in subject property to Julian M. Cohen by Will of record in Will Book 127, Page 333, Probate Court Clerk's Office for Davidson County, Tennessee. Julian M. Cohen subsequently died and devised his entire interest in subject property to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian Cohen by Will of record in Will Book 5563, Page 1376028, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 516-518 Benton Avenue, Nashville, Tennessee 37204.

**TRACT TWO (Map 129-10, Parcel 79):**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 20 on the Plan of West Meade Park, Section I, as of record in Book 2900, pages 103 and 104, Register's Office for said county.

Said Lot No. 20 fronts 184.9 feet on the southeasterly side of Clearbrook Drive and extends back 188.3 feet on the northeasterly line and 224 feet on the southwesterly line to a dead line, measuring 212 feet thereon.

Being the same property conveyed to Julian M. Cohen and Barbara S. Cohen, as tenants in common, by deed from Jack W. Robinson, Sr., Trustee, of record in Book 11613, Page 265, Register's Office for Davidson County, Tennessee. Julian M. Cohen subsequently died and devised his entire interest in subject property to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian Cohen by Will of record in Will Book 5563, Page 1376028, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 6657 Clearbrook Drive, Nashville, Tennessee 37205.