Davidson County DEEDQC
Recvd: 02/15/05 14:46 2 pgs
Fees:12.00 Taxes:0.00

20050215-0017213

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 12 DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-27-07

(AFFIX SEAL)

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE A. COHEN, ET UX	**LEE A. COHEN**	**104-5 319**
(NAME)	(NAME)	
4908 CHARLOTTE AVENUE	**128 BOWLING AVENUE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	**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, LEE A. COHEN, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY BY THE ENTIRETIES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **LEE A. COHEN AND WIFE, DEBORAH J. COHEN,** THEIR 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 and Lee A. Cohen as tenants in common with right of survivorship by deed of record as Instrument No. 20021015-0126592, Register's Office for Davidson County, Tennessee. The said Ralph M. Cohen having since died.

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 my hand this **12TH** day of FEBRUARY, 2005.

Lee A. Cohen
LEE A. COHEN

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**, 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 12th day of **FEBRUARY, 2005.**

My Commission Expires: 9-22-2007

Jimmy
Notary Public

JIMMY A. DUNCAN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.