31-3
585

Davidson County DEEDQC
Recvd: 05/03/05 15:44 3 pgs
Fees:17.00 Taxes:0.00
20050503-0049502

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Daniel K. Coen, Jr., as Trustee of the Suzanne E. Coen Family Trust 105 Gun Club Road Nashville, TN 37205	Same	Parcel Identification No. 11613004500

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Suzanne E. Coen died testate on February 2, 2005, leaving a Last Will and Testament dated February 29, 2000, which has been probated and is properly recorded in Will Vol. No. 5773\1799586 Probate Court Clerk's Office for Davidson County, Tennessee (the "Will"); and

WHEREAS, Daniel K. Coen, Jr. is the duly qualified and acting Executor of the Estate of Suzanne E. Coen; and

WHEREAS, Suzanne E. Coen owned the real property described below at the time of her death (the "Property"); and

WHEREAS, all real estate owned by Suzanne E. Coen at the time of her death was made a probate asset pursuant to paragraph 4 of the said Will; and

WHEREAS, the Will directs that the residuary estate of the said Suzanne E. Coen be distributed to the Suzanne E. Coen Family Trust established under the paragraph 9 of the Will (the "Family Trust").

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will, Daniel K. Coen, Jr., as Executor of the Estate of Suzanne E. Coen, and not further or otherwise, hereby quitclaims and conveys to Daniel K. Coen, Jr., as Trustee of the Suzanne E. Coen Family Trust, and not further or otherwise, his successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of his right, title and interest as Executor of the Estate of Suzanne E. Coen in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 358 on the plan of Hillwood Estates, Section 14, of record in Book 2900, page 36, Register's Office for said County.

Said Lot No. 358 fronts 175 feet on the southerly margin of Gun Club Road and extends back 207.2 feet on the easterly line and 215 feet on the westerly line to a dead line in the rear. measuring 190 feet thereon.

Being the same property conveyed to Suzanne E. Coen by deed of record recorded as instrument no. 200003060021600, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

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

This is improved property known as105 Gun Club Road, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of April, 2005.

Daniel K. Coen, Jr., as Executor of the Estate of Suzanne E. Coen, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Daniel K. Coen, Jr., the within named 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 as the Executor of the Estate of Suzanne E. Coen for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2005.

Deborah J. Sauls
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES NOV. 24, 2007

NOTARY PUBLIC AT LARGE DEBORAH J. SAULS DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Daniel K. Coen, Jr., as Trustee of the Suzanne E. Coen Family Trust, and not further or otherwise

Subscribed and sworn to before me this 21st day of April, 2005.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES NOV. 24, 2007