Bk/ 1010

Davidson County DEEDWARR Recvd: 01/06/06 15:22 2 pgs Fees:12.00 Taxes:0.00 20060106-0002485	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $00.00 Lee A. Cohen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2006. A Duncan Notary Public MY COMMISSION EXPIRES: SEPTEMBER 12, 2007. (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAM WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE A. COHEN	SAME	91-15 247
(NAME) 128 BOWLING AVENUE	(NAME) 4908 CHARLOTTE AVENUE	
(ADDRESS) NASHVILLE, TN 37205	(ADDRESS) NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DOROTHY C. KOHNSTAMM, EXECUTRIX OF THE ESTATE OF RALPH MAX COHEN, A/K/A RALPH M. COHEN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE A. COHEN, A/K/A LEE ALAN COHEN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being 20 feet off of the east side of Lot No. 809, all of Lot No. 807 and 5 feet off of the west side of Lot No. 805, of Block 113, Plan No. 1 West Nashville, which is of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said lot and parts of lots join each other and front together 50 feet on the north side of Charlotte Pike or Avenue, and extend back northwardly between parallel lines, 150 feet to an alley 25 feet wide, showing on said alley 50 feet.

Being the same property conveyed to Ralph M. Cohen from Herbert M. Shayne, Trustee, by deed of record in Book 6071, page 204, said Register's Office. The said Ralph M. Cohen having since died. The Will of Ralph Max Cohen of record as Docket No. 05P-148, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised said property to Lee Alan Cohen.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 4906-4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 **6th** day of January, 2006.

Dorothy C. Kohnstamm executrix
of the Estate of Ralph Max Cohen

DOROTHY C. KOHNSTAMM, EXECUTRIX
OF THE ESTATE OF RALPH MAX COHEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy C. Kohnstamm, Executrix of the Estate of Ralph Max Cohen**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 6th day of January, 2006.

My commission expires: SEPTEMBER 22, 2007

Jimmy A. Duncan
Notary Public

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