Box 10-B

Davidson County DEEDWARR Recvd: 01/06/06 15:23 2 pgs Fees:12.00 Taxes:0.00 20060106-0002486	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $00.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2006. Notary Public MY COMMISSION EXPIRES: SEPTEMBER 21, 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, ET AL	SAME	91-15-248
(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 GRANTEES, 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 ALAN COHEN, MARK ERIC COHEN, JAY STEPHEN COHEN, AND LISA ANN COHEN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the westerly 9 feet of Lot No. 803 and the easterly 20 feet of Lot No. 805 of Block 113 on the plan of West Nashville Number "1" as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID parts of lots 803 and 805 front together 29 feet on the Northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ralph M. Cohen, a one-half undivided interest, from Esther Magid and husband, Nathan Magid, by deed of record in Book 8347, page 140, said Register's Office. The said Ralph M. Cohen having since died. See the Will of Ralph Max Cohen of record as Docket No. 05P-148, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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 (X)
This is improved( ) property, known as 4904 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.