Davidson County DEEDQC
Recvd: 08/29/06 13:35 2 pgs
Fees:12.00 Taxes:0.00
20060829-0106763

RECORD & RETURN TO:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215

QUITCLAIM DEED

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Diana Easley
Affiant

Subscribed and sworn to me on January 1, 2006.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Edgar B. Cooper 2200 Abbott Martin Road Nashville, TN 37215	SAME	117-14- 021 and 117-14-423

KNOW ALL MEN BY THESE PRESENTS that **Bedford Avenue Developers**, a Tennessee general partnership, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Edgar B. Cooper**, a married man, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Tract I:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 17, Block "C", on the plan of Hillsboro Views Development Company's Subdivision, of record in Book 974, Pages 64 and 65, Register's Office for said County.

Said southerly 75 feet of Lot No. 17 of Block "C" fronts 75 feet on the easterly margin of Bedford Avenue and extends back between parallel lines 187 feet to a dead line.

Being the same property conveyed to Bedford Avenue Developers, a Tennessee general partnership, from Rochford Realty and Construction Co., Inc. by Quitclaim Deed dated March 10, 2004, of record as Instrument No. 20040310-0027789, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3810 Bedford Avenue, Nashville, Tennessee 37215.

Tract II:

Being Lot 4 on the Final Plat of Bedford Avenue Subdivision, Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed from Bedford Developers, a Tennessee general partnership, to Bedford Avenue Developers, a Tennessee general partnership, by Quitclaim Deed dated March 10, 2004, of record as Instrument No. 20040310-0027791, Register's Office for Davidson County, Tennessee.

Being further part of the same property conveyed from Bedford Developers, a Tennessee general partnership, to Bedford Avenue Developers, a Tennessee general partnership, by Quitclaim Deed dated March 10, 2005, of record as Instrument No. 20040310-0027792, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3814 Bedford Avenue, Nashville, Tennessee 37215.

WITNESS my hands on January 1, 2006.

Edgar B. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Edgar B. Cooper, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of Bedford Avenue Developers, a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purposes therein contained by signing for himself as Partner of Bedford Avenue Developers, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of January 2006.

My Commission Expires: 1/27/07

NOTARY PUBLIC

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE