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

20060829-0106764

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

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Diane Easley
Affiant

Subscribed and sworn to me on August 21, 2006.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 **Edgar B. Cooper**, a married man, 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 **Bedford Land Holdings**, a Tennessee general partnership, his 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 Edgar B. Cooper, a married man, from Bedford Avenue Developers, a Tennessee general partnership, by Quitclaim Deed dated January 1, 2006, of record as Instrument No. 20060829-0106763, 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 Avenue Developers, a Tennessee general partnership, to Edgar B. Cooper, a married man, by Quitclaim Deed dated January 1, 2006, of record as Instrument No. *20060829-0106765, Register's Office for Davidson County, Tennessee.

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

Hillary Cooper, wife of Edgar B. Cooper, joins in this conveyance for the purpose of transferring any marital interest she may have in the property.

WITNESS our hands on August 21, 2006.

Edgar B. Cooper

Hillary Cooper

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Edgar B. Cooper and Hillary Cooper, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2006.

Notary Public

My Commission Expires: 1/27/07

(SEAL)

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE