This Instrument Was Prepared By:
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Davidson County DEEDQC
Recvd: 08/27/07 13:00 3 pgs
Fees:17.00 Taxes:0.00
20070827-0102512

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP / PARCEL NO.
CAROL JEAN GERLACH 2307 Sterling Road Nashville, Tennessee 37215	Same	117-2-129

For love and affection and no monetary consideration, and for the purposes of correcting the ownership of a certain tract or parcel of land, and improvements thereon, to reflect the actual intent of the parties, **PHILIP COOGAN and wife, ALICE COOGAN, and CAROL JEAN GERLACH** (collectively, the "Grantors"), by these presents do quitclaim and convey unto **PHILIP COOGAN and wife, ALICE COOGAN** a Forty-four percent (44%) undivided interest and to **CAROL JEAN GERLACH** a Fifty-six percent (56%) undivided interest, said Philip Coogan and wife Alice Coogan to hold their interest as tenants by the entireties, and to hold such interest as tenants in common with Carol Jean Gerlach (collectively, the "Grantees"), their respective heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee being Lot 3, Block 8, on the Plan of a Development of Stokes Tract, of record in Book 974, page 24, Register's Office for said County.
>
> Being the same property conveyed to Philip Coogan and wife, Alice Coogan, and Carol Jean Gerlach, by deed of record at Instrument Number 20040519-0058791, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

The legal descriptions contained herein are the same as that contained in the previous deeds of record.

unimproved ( )
This is improved(X) property, known as 2307 Sterling Road Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 27 day of July, 2007.

PHILIP COOGAN

ALICE COOGAN

CAROL JEAN GERLACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Philip Coogan,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27th day of July, 2007.

Notary Public

My Commission Expires: 7/24/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Alice Coogan,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27th day of July, 2007.

Notary Public

My Commission Expires: 7/24/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Carol Jean Gerlach,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 2nd day of May, 2007.

Notary Public

My Commission Expires:

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Carol Jean Gerlach, Affiant

Subscribed and sworn to before me,
this the 2nd day of May, 2007.

Notary Public

My Commission Expires:

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009