BILL GARRETT, Davidson County
Trans:T20110002450 DEEDQC
Recvd: 01/12/11 14:57 2 pgs
Fees:17.00 Taxes:0.00
20110112-0003469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY 2011.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOIS M. RICE, ET AL	**SAME**	**104-05-0-098.00**
(NAME)	(NAME)	
3516 MURPHY ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM 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, **LOIS M. RICE, SURVIVING TENANT BY THE ENTIRETY, UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **LEE A. COHEN, TRUSTEE,** HIS SUCCESSORS 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 Lot No. 7 and the easterly 5 feet of Lot No. 6 on the plan of Hardison and Young's Subdivision of certain Lots in West End Park, as of record in Book 421, page 190, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and easterly part of Lot No. 6 front together 55 feet on the northerly side of 50 foot strip of ground lying between said plan of lots and the northerly margin of Murphy Road and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bobby Augusta Rice and wife, Lois M. Rice by deeds of record in Book 7520, page 70 and Book 10383, page 956, Register's Office for Davidson County, Tennessee. The said Bobby Augusta Rice having since died.

AND NOW, I, the said Lee A. Cohen, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim unto **LOIS M. RICE, UNMARRIED** and **BERENDA R. VANCE, MARRIED, AS TENANTS IN COMMON,** all of my right, title, and interest in the same property herein above described and set forth, to which reference is hereby made.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

See General Durable Power of Attorney of Lois Marie Rice being recorded simultaneously herewith as Instrument No 20110112-0003468, Register's Office for Davidson County, Tennessee.

Lois M. Rice and Lois Marie Rice are one and the same person.

Unimproved ( )
This is improved(X) property known as **3516 MURPHY ROAD, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our hands this 12th day of **JANUARY, 2011.**

Lois M. Rice By: Berenda R. Vance, Attorney in Fact for Lois M. Rice

LOIS M. RICE
BY: BERENDA R. VANCE, ATTORNEY IN FACT
FOR LOIS M. RICE

Lee A. Cohen, Trustee

LEE A. COHEN, TRUSTEE

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 **BERENDA R. VANCE, ATTORNEY IN FACT FOR LOIS M. RICE**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **LOIS M. RICE** who acknowledged that she executed the same as the free act and deed of **LOIS M. RICE.**

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2011.

My Commission expires: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lee A. Cohen, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of January, 2011.

My Commission Expires: 8-23-2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public