19624

BOOK 7801 PAGE 891

BOX 18 (KFH)
RFHWP297 03/20/89 gh
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

MAR 27 3 53 PM '89

EXECUTOR'S QUITCLAIM DEED 9501 03/27 0101 03CHECK 9.00

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers :
: Ethel C. Fitzpatrick, : 3133 McGavock Pike : Nashville, TN 37214	Same	: Map: 43-5 : Parcel: 33

WHEREAS, Brooks S. Fitzpatrick, died testate on December 31, 1986, leaving a Last Will and Testament dated February 14, 1981; and

WHEREAS, the Will of Brooks S. Fitzpatrick has been probated and is properly recorded in Will Book 157, page 553, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, said Will appointed the decedent's widow, Ethel C. Fitzpatrick, as Executrix, and the said Ethel C. Fitzpatrick is the duly qualified and acting Executrix of the estate; and

WHEREAS, the Will directs that a portion of the residuary estate be distributed to the widow, Ethel C. Fitzpatrick, and that the remaining portion of the residuary estate be distributed to Ethel C. Fitzpatrick as Trustee of the Family Trust established under said Will; and

WHEREAS, the said Will vests the power and responsibility in the Executrix for allocating the assets of the decedent's estate between the said widow and the said Trustee;

NOW, THEREFORE, Pursuant to the authority granted to me as Executrix under the said Last Will and Testament of Brooks S. Fitzpatrick, deceased, I, Ethel C. Fitzpatrick, as Executrix, do hereby quitclaim and convey unto Ethel C. Fitzpatrick, widow, her heirs and assigns, all right, title and interest in and to the following described property:

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Madison Annex Subdivision, as of record in Book 843, page 32, R.O.D.C., Tennessee. Said lot fronts 100 feet on the west side of Gallatin Pike or Road and runs back 306 feet on the north line and 321 feet on the south line to the east right of way line of the L & N Railroad shown on said plan, on which it measures 101 feet.

Being the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel C. Fitzpatrick, by deed from A. H. Stockton and wife, Dorcie L. Stockton, of record in Book 3136, Page 351, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Brooks S. Fitzpatrick by deed from Ethel C. Fitzpatrick, of record in Book 5711, Page 191, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24th day of March, 1989.

Ethel C. Fitzpatrick
ETHEL C. FITZPATRICK,
Executrix of the Estate
of Brooks S. Fitzpatrick,
Deceased

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, ETHEL C. FITZPATRICK, the within named 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, at office, this 24 day of March, 1989.

Renée S. Hill
Notary Public

My Commission Expires:

1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Ethel C. Fitzpatrick
Ethel C. Fitzpatrick

Subscribed and sworn to before me this 24 day of March, 1989.

Renée S. Hill
Notary Public

My Commission Expires:

1.23.93

EXHIBIT A

A tract of land in the City of Goodlettsville in the Second Civil District of Davidson County, Tennessee being a part of Lot No. 4 on the map showing division among the heirs of the land owned by P. J. Moran on the Goodlettsville Pike as surveyed by Earl Drake, County Surveyor, December 17, 1927 (not of record) and being more fully described as follows:

All of the above said Lot 4 that is east of Rivergate Vantage as recorded in Book 4955, Page 8 Register's Office for Davidson County, Tennessee, described as beginning at a concrete monument at the southeast corner of Rivergate Vantage and running with the east line of Rivergage Vantage, N 7° 41' 32" E, 245.1 feet to a concrete monument on the north line of Lot 4; thence, with this line, S 82 1/2° E, 1303.36 feet to the northeast corner of Lot 4; thence with the east line of Lot 4, S 3 1/2° W; 244.4 feet to the southeast corner of Lot 4, thence, with the south line of said lot, N 86 1/2° W, 1302 feet to the point of beginning and containing about 7.3 acres.

Being a part of the property conveyed to Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick, by deed from Florence Moran Beyer, widow, of record in Book 2858, page 189, and being the same property conveyed to Brooks S. Fitzpatrick, by deed from Ethel C. Fitzpatrick of record in Book 5711, page 189, said Register's Office.

EXCLUDING, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY, which property was condemned in Davidson County Circuit Court Action No. 87C-3243:

Beginning at the point of intersection of the east boundary of the R & B Associates Property and the south boundary of the Rivergate Ltd. property; thence with said south boundary south 82 degrees 09 minutes 37 seconds east 568.65 feet to a point in the proposed south margin of State Route 386; thence with said south margin south 80 degrees 16 minutes 47 seconds west 595.80 feet to a point in said east boundary of the R & B Associates property; thence with said east boundary north 07 degrees 32 minutes 44 seconds east 179.71 feet to the point of beginning and containing 1.174 acres more or less.