mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

EXECUTOR'S QUITCLAIM DEED

BOOK 8823 PAGE 990

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Rebecca R. Smith 201 Pear Orchard Drive Goodlettsville, TN 37072	Same	Map 18-8 Parcel 2

Joe F. Smith died on October 23, 1991, leaving a Last Will and Testament dated April 11, 1991. The Will was admitted to Probate on November 12, 199 in the Probate Court for Davidson County, Tennessee, Docket Number 98175. The Will named the decedent's widow, Rebecca R. Smith, as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax Clearance has been received, a copy of which is attached as EXHIBIT "A". The Executrix, by signing this deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Joe F. Smith, Rebecca R. Smith, Executrix, quitclaims to Rebecca R. Smith, individually, all right, title and interest which Joe F. Smith may have had during his lifetime, or the Estate of Joe F. Smith, deceased, may have in the following described real estate in Davidson County, Tennessee:

BEING Lot No. 22 on the Plan of Connell Hills Subdivision, as of record in Book 2900, page 141, Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Pear Orchard Drive being the common front corner of Lots Nos. 1 and 22 on said Plan; thence, with the line between said Lots northeasterly 345 feet to the southwesterly margin of the Old Springfield Road; thence, with the margin of Old Springfield Road, southeasterly 220.7 feet to a point being the northwesterly corner of the J. C. Garrett property shown on said Plan, thence, with the lines of same south 43 deg. 04' west 57.2 feet to a point and south 51 deg. 36' east 58.4 feet to a point in the northeasterly margin of Pear Orchard Drive; thence, with the northeasterly margin of the same southwesterly as measured around a curve 360.4 feet to the beginning.

BEING the same property conveyed to Joe F. Smith by deed from B. Hitt Electric Company, Inc., of record in Book 4249, page 776, Register's Office for Davidson County, Tennessee.

This is improved property located at 201 Pear Orchard Drive, Goodlettsville, Tennessee 37072.

The legal description as hereinabove set forth is the same as the previous deed of record.

This conveyance is made subject to the following:

A. any and all State and County and City of Goodlettsville unpaid real estate taxes;

B. restrictive covenants of record in Book 3841, page 24, Register's Office for Davidson County, Tennessee;

C. The Plan of record in Book 2900, page 141, said Register's Office shows an owner's certificate, a 65 foot minimum building set back line from Pear Orchard Drive, and a 125 foot minimum building set back line from Old Springfield Road, and a 5 foot by 30 foot utility anchor easement at the northeast corner of the said lot;

D. a 20 foot permanent sanitary sewer easement in favor of the Bank of Goodlettsville as described in an instrument of record in Book 4956, page 143, said Register's Office.

This transfer is by quitclaim and the undersigned, as Executrix of the Estate, makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF JOE F. SMITH, DECEASED

BY: Rebecca R Smith
REBECCA R. SMITH, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA R. SMITH, Executrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 21ST day of December, 1992.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Rebecca R Smith
AFFIANT

Sworn to and subscribed before me this the 21ST day of December, 1992.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 1-23-94

7.7.0.4.4.

IDENTIFICATION REFERENCE

Dec 28 11 13 AM '92

ELVA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

If the estate was opened in Probate Court, the original copy of this certificate should be submitted to the Court Clerk to close the estate. An estate cannot be closed in Probate Court without this certificate.

BOOK 8823 PAGE 902

REBECCA R. SMITH
ESTATE REPRESENTATIVE

ACCT. NO. 92-02565

To MR. HOMER R. AYERS
ATTORNEY AT LAW
112 LONG HOLLOW PIKE
GOODLETTSVILLE, TN 37072

Estate of:
SMITH, JOE F.
DAVIDSON (19)
10/23/91

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above Estate. The values as reported on all forms of property within the return appear to be fairly reported. The allowance of all lawful debts, deductions and the applicable statutory exemption, exempts the estate from taxation.

As provided in Section 67-8-420, Tennessee Code Annotated, this certificate authorizes the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 18th **day of** March **, 19** 92.

5427 12/28 0101 03CHECK 12.00

COMMISSIONER OF REVENUE

By _____
Director of Office Audit and Examination

7-0194(REV. 9-91)

15-002-1900

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"