BOOK 9595 PG 701

THIS INSTRUMENT WAS PREPARED BY: PHILIP W. DUER, Attorney
214 Third Avenue, North
P. O. Box 190638
Nashville, TN 37219-0638

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Nancy N. Dugger
Affiant

Sworn to and subscribed before me this 2nd day of November, 1994.

My Commission Expires: 3/25/95

Notary Public

GRANTEE:

Nancy N. Dugger
4003 Dorcas Drive
Nashville, TN 37215

SEND TAX BILLS TO:

Nancy N. Dugger
4003 Dorcas Drive
Nashville, TN 37215

MAP/PARCEL NO:

[redacted] 116-16-0
006.00

EXECUTRIX'S QUITCLAIM DEED

James F. Dugger, Jr., (a/k/a James F. Dugger), a citizen and resident of Nashville, Davidson County, Tennessee, owned improved real property as tenants by the entirety with Nancy N. Dugger, located in Nashville, County of Davidson, Tennessee, more particularly described as follows:

> Being Lot No. 19, Plan of Evergreen Heights, Part Two, as of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee.
>
> Said Lot 19 fronts 85 feet on the westerly side of Dorcas Drive and runs back between lines 258.8 feet on the northerly line and 236.7 feet on the southerly line to a dead line in the rear, measuring 91.3 feet thereon.
>
> Being the same property conveyed to James F. Dugger and wife, Nancy N. Dugger, by Deed from John C. Boylin, as of record in Book 5280, Page 869, Register's Office for Davidson County, Tennessee. Said James F. Dugger having since died, and being one and the same as James F. Dugger, Jr.
>
> ---
>
> This conveyance is subject to easements, restrictions, or setback lines of record, and taxes to said property.

James F. Dugger, Jr. died testate on 14th day of November, 1993. Nancy N. Dugger was appointed Executrix of the Estate of James F. Dugger, Jr., under Item I of the Last Will and Testament

of James F. Dugger, Jr., executed on March 19, 1992, which has been filed with the Probate Court of Davidson County, Tennessee, Probate No. 93P-1579. All debts of the Decedent have been paid. A Tennessee Inheritance Tax Clearance has been received, being Receipt No. NT 69513 (under Account No. 94-01874), 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 laws of Tennessee, Nancy N. Dugger, as the Executrix of the Estate of James F. Dugger, Jr., and individually, quitclaim to Nancy N. Dugger, a single person, all right, title, and interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 19, Plan of Evergreen Heights, Part Two, as of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee.
>
> Said Lot 19 fronts 85 feet on the westerly side of Dorcas Drive and runs back between lines 258.8 feet on the northerly line and 236.7 feet on the southerly line to a dead line in the rear, measuring 91.3 feet thereon.
>
> Being the same property conveyed to James F. Dugger and wife, Nancy N. Dugger, by Deed from John C. Boylin, as of record in Book 5280, Page 869, Register's Office for Davidson County, Tennessee. Said James F. Dugger having since died, and being one and the same as James F. Dugger, Jr.
>
> ---
>
> This conveyance is subject to easements, restrictions, or setback lines of record, and taxes to said property.

This transfer is by quitclaim and Ie make no warranties about the title. Tract 1 is improved property known as 4003 Dorcas Drive, Nashville, Davidson County, Tennessee 37215.

WITNESS my hand this 2nd day of November, 1994.

Nancy N. Dugger, Executrix

NANCY N. DUGGER, EXECUTRIX OF THE ESTATE OF JAMES F. DUGGER, JR.

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 NANCY N. DUGGER, Executrix of the Estate of James F. Dugger, Jr., the 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 and official seal at Nashville, Tennessee, this 2nd day of November, 1994.

Pamela K. Seal
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1/3/95

34315

IDENTIF. & REFERENCE

95 FEB 15 AM 9:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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