PREPARED BY: MAIL

Strang, Fletcher, Carriger,
Walker, Hodge & Smith
400 Krystal Building
One Union Square
Chattanooga, Tennessee 37402
(615) 265-2000

Map Parcel No. 131-2-A-96

BOOK 9674 PG 77

EXECUTOR'S QUITCLAIM DEED

WHEREAS, George W. Shelton died on ~~February~~ April 19, 1994, in Hamilton County, Tennessee and at the time of his death owned the herein described property; and

WHEREAS, George W. Shelton's wife, predeceased him; and

WHEREAS, at the time of his death George W. Shelton was survived by his children, Ruth S. Sprinkle, William M. Shelton, and James R. Shelton; and

WHEREAS, the executors of the Estate of George W. Shelton (P-9584, Hamilton County Chancery Court, Part 2, Probate Division), Ruth S. Sprinkle and William M. Shelton hereby desire to convey to themselves and to their brother James R. Shelton, jointly and equally, all right, title and interest in the following described property;

NOW, THEREFORE, as part of the distribution from the Estate of George W. Shelton to his children Ruth S. Sprinkle, William M. Shelton, and James R. Shelton, jointly and equally, pursuant to the terms of the Last Will and Testament of George W. Shelton, we, Ruth S. Sprinkle and William M. Shelton, Co-executors, do hereby quitclaim, release, transfer and convey unto Ruth S. Sprinkle, William M. Shelton and James R. Shelton, as tenants in common, all right, title and interest in the following described real estate in the City of Nashville, Davidson County, Tennessee;

> Being Unit M-13 of Hobbs House Condominium Apartment, as of record in Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee and by Master Deed of record in Book 5289, Page 515, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to George W. Shelton by deed from Keith Herrell, and wife, Robin Herrell, as of record in Book 6095, Page 512, Register's Office for Davidson County.

Mail tax bills to new owners as follows:
Ruth S. Sprinkle
201 Laurel Forest Circle
Atlanta, Georgia 30342

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established over, through or upon the land embracing the resign and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a horizontal property regime of Hobbs House Condominium Apartments of record in Book 5289, Page 515, Register's Office for Davidson County, Tennessee.

Taxes for 1995 are assumed by the Grantee herein.

The legal description is the same as contained in the previous deed. No boundary survey was made at the time of the conveyance. Said property is improved and uses the following address: 2116 Hobbs Road, Unit M-13, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same unto the said Ruth S. Sprinkle, William M. Shelton, and James R. Shelton, forever in fee simple.

Witness by hand this 25 day of April, 1995.

Ruth S. Sprinkle, Co-Executor of
The Estate of George W. Shelton

Witness my signature this 27 day of April, 1995.

William M. Shelton, Co-Executor of
The Estate of George W. Shelton

STATE OF Georgia :
COUNTY OF Fulton :

Sworn to and subscribed before me this 25th day of April, 1995.

Notary Public for Ruth Sprinkle

My Commission Expires: Notary Public, Dekalb County, Georgia
My Commission Expires June 21, 1997

NOTARY PUBLIC GEORGIA DEKALB

STATE OF Tennessee :
COUNTY OF Rutherford :

Sworn to and subscribed before me this 28th day of April, 1995.

Faith Renee Patterson
Notary Public

My Commission Expires: 11-16-1998

We, Ruth S. Sprinkle, William M. Shelton and James R. Shelton, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $0.00, which amount is equal to or greater to the amount which the property transferred would command at a fair and voluntary sale.

Ruth S. Sprinkle
Ruth S. Sprinkle, Affiant-Grantee

William M. Shelton
William M. Shelton, Affiant-Grantee

James R. Shelton
James R. Shelton, Affiant-Grantee

STATE OF Georgia :
COUNTY OF Fulton :

Sworn before me this 25th day of April, 1995.

Deborah Lyons
Notary Pubic

My commission expires: ~~Notary Public, Dekalb~~ County, Georgia
My Commission Expires June 21, 1997

STATE OF Tennessee :
COUNTY OF ~~Rutherford~~ :

Sworn before me this 28th day of April, 1995.

Faith Renee Patterson
Notary Pubic

My commission expires: 11-16-1998

STATE OF Virginia :
COUNTY OF Montgomery :

Sworn before me this 9th day of May, 1995.

Regina M. Sutphin
Notary Pubic

My commission expires: 12/31/96

95 MAY 17 AM 11:17
FELIX E. LIEGIBEL
DAVIDSON COUNTY, TN

611487
IDENTIFICATION REFERENCE
/33945

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