Map 53-13, parcel 3

ADDRESS NEW OWNER:
James G. Irving
1325 Neelys Bend
Madison Tn 37115
SEND TAX BILLS TO:
SAME

map

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH, STE. 1
MADISON, TN 37115

BOOK 9793 PG 358

EXECUTOR'S QUITCLAIM DEED

BEVERLY HOPKINS BELLAR died on July 24, 1992, leaving a Will dated July 20, 1992. The Will was admitted to probate on July 31, 1992, in the Probate Court for Davidson County, Tennessee. The Will named Thomas M. Black as Executor. The Executor is duly qualified. In accordance with the provisions of the Will of Beverly Hopkins Bellar, the Executor, with full power as set forth in the Will of Beverly Hopkins Bellar, quitclaims to James G. Irving, the designated devisee under the Will, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 25 on the unrecorded Map of Nawakwa Hills Annex, Section No. 2, and described according to plan made by Harvey Gee, Surveyor, April 3, 1948, as follows:
>
> Beginning at a point at an iron pin on the easterly margin of Neely's Bend Road, at the beginning of a curve at the intersection of said Road and Choctaw Trail; thence with the margin of said Neely's Bend Road northwardly 191.4 feet to a point; thence north 70 degrees 08.5 minutes east 583 feet to the corner of Lot 26; thence with the line between said lots southwardly 180.4 feet to the northerly margin of Choctaw Trail; thence with the margin of said trail westwardly 578 feet to the beginning of a curve; thence along said curve, northwestwardly 42.07 feet to the beginning.
>
> Being the same property conveyed to Beverly Hopkins, unmarried, by Warranty Deed from Noble C. Caudill and wife, Venerice Warren Caudill, of record in Book 4071, page 245, Register's Office for Davidson County, Tennessee. The said Beverly J. Hopkins subsequently married R.T. Bellar. R.T. Bellar survived Beverly Hopkins Bellar. Beverly Hopkins Bellar subsequently died leaving a Will of record in Will Book 180, page 467, said Register's Office. By order entered in the Probate Court of Davidson County, Tennessee, Docket No. 99577, the said R.T. Bellar fully relinquished any and all right, title and interest in and to said property. Under the Will of Beverly Hopkins Bellar, the herein described property was devised to the Grantee, James G. Irving.

This QUITCLAIM DEED makes no warranties as to title and the conveyance is subject to any and all limitations, restrictions, taxes and mortgage liens as may affect the premises.

WITNESS my hand at Madison, Tennessee, this 12th day of September, 1995.

QUALITY OF TYPING, COPY OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

ESTATE OF BEVERLY HOPKINS BELLAR

BY: Thomas M. Black, Executor
THOMAS M. BLACK, EXECUTOR

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, THE UNDERSIGNED, a Notary Public in and for said County and State, personally appeared THOMAS M. BLACK, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged himself to be EXECUTOR UNDER THE WILL OF BEVERLY HOPKINS BELLAR, the within named bargainor, and that he as such EXECUTOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such EXECUTOR.

WITNESS my hand and official seal, at office, in MADISON, TENNESSEE, this the 12 day of September, 1995.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Denise C. Allis
Notary Public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX AS THIS DEED IS BEING GIVEN TO SETTLE THE ESTATE OF BEVERLY HOPKINS BELLAR PER T.C.A. 67-4-409, THIS 12 DAY OF SEPTEMBER, 1995.

AFFIANT

Subscribed and sworn to me, this the 12th day of SEPTEMBER, 1995.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

Notary Public

My commission expires: 5-11-96

0099757

IDENTIF. & REFERENCE

95 SEP 13 AM 9:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3512 09/13 0101 03CHECK 8.00