BOOK 10098 PG 317

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REGISTER
DAVIDSON CO. TN.

01964.97

IDENTIFICATION REFERENCE

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PAR. #**
Johnnie B. Shannon **Robert A. Shannon, Jr.** **Charles Meredith Shannon** **5103 Country Club Lane** **Brentwood, TN 37027**	**Robert A. Shannon, Jr.** **316 McCoin Drive** **Goodlettsville, TN 37072**	**Tract I** **Map 106-7** **Parcel 27** **Tract II** **Map 106-7** **Parcel 27**

(Both tracts have field book #6DA-00700)

Robert A. Shannon, Sr., Decedent, died on May 11, 1996, leaving a Last Will and Testament dated May 18, 1993. The Last Will and Testament was admitted to probate on May 16, 1996, in the Chancery Court of Williamson County, Tennessee, Docket Number 96P-1676. The Last Will and Testament names Charles Meredith Shannon as Personal Representative of this estate. The Personal Representative is duly qualified and appointed.

In accordance with the provisions of the Last Will and Testament of Robert A. Shannon, Sr., the Personal Representative of this estate hereby quitclaims a one-fourth (1/4) undivided interest in each of the following described tracts of property in Davidson County, Tennessee, to **Charles Meredith Shannon**, to be held as a tenant in common with Johnnie B. Shannon and Robert A. Shannon, Jr. as follows:

Tract I

Being part of Lot No. 6 on the Plan of the Charles T. Coles property, as of record in Book 161, Page 32, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, August 15, 1940, as follows:

Beginning at an iron pin at the southeast corner of Blanton Avenue and Murfreesboro Road; thence with the southerly margin of Murfreesboro Road; eastwardly 286 feet to the northwest corner of the property conveyed to Herbert O. Jauss and wife, by deed from Thomas Franklin Lake and wife, of record in Book 1558, page 521, said Register's Office; thence with the westerly line of said Jauss property southwardly 237 feet to the northerly line of the property conveyed to R.L. Withers by deed from Thomas Franklin Lake and wife, of record in Book 1562,

page 615, said Register's Office; thence with said line westwardly 44 feet, more or less, to said Withers' northwest corner, continuing in the same direction 242 margin of Blanton Avenue; thence with said Avenue, northwardly 237 feet to the beginning.

Being the same property conveyed to Robert Allen Shannon from Allen Hotel Corporation by deed as of record in Book 3640, page 325, R.O.D.C. and being the same property conveyed to Robert Shannon and wife, Johnnie B. Shannon, by deed of record in Book 3789, page 901, R.O.D.C.

After acquiring the above described tract measuring 286 feet by 237 feet, Robert Allen Shannon and wife, Johnnie B. Shannon conveyed a tract measuring 286 feet by 182 feet to Robert Edgar Oliphant by deed dated February 26, 1975 and such tract is described as follows:

> Beginning at an iron pin at the southeast corner of Blanton Avenue and Murfreesboro Road; thence, with the southerly margin of Murfreesboro Road South 72° 08′ East 286 feet; thence, South 19° 38′ West 182.23 feet, North 72° 08′ East 286 feet to the easterly margin of Blanton Avenue; thence with the same North 18° 58′ East 182.20 feet to the beginning.
>
> Being part of the property conveyed to Robert Allen Shannon, by deed from Allen Hotel Corporation, of record in Book 3640, page 325, Register's Office for said County, and also being part of the property conveyed to Robert Shannon and wife, Johnnie B. Shannon, for the purpose of creating an estate by the entireties, by deed from Robert Shannon, of record in Book 3789, page 901, Register's Office for said County.

After the sale of the above described tract Robert A. Shannon and wife, Johnnie B. Shannon, owned a tract approximately 286 feet by 55 feet as tenants by the entireties. The tract measuring approximately 286 feet by 55 feet was subsequently reconveyed by Robert A. Shannon and Johnnie B. Shannon to themselves as tenants in common for the purpose of terminating their tenancy by the entireties by Quitclaim Deed dated May 18, 1993, as of record in Book 8956, page 297, Register's Office for Davidson County.

Tract II

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 6 on the Map of Chas. T. Coles property as of record in Book 161, page 32, Register's Office for said County and described as follows:

BEGINNING at the northeast corner of Blanton Avenue and Hill Avenue; thence with the easterly margin of Blanton Avenue, north 19° east 203.8 feet to the southwest corner of part of Lot 6 conveyed to James Omar Chandler and wife, Daisy M. Chandler, by deed from Thomas Franklin Lake and wife, as of record in Book 2045, page 318, said Register's Office; thence with Chandler's southerly line eastwardly 242 feet to the northwest corner of part of Lot 6 conveyed to R.L. Withers, by deed from Thomas Franklin Lake and wife, as of record in Book 1560, page 615, said Register's Office; thence with Withers' westerly line, south 19° west 110 feet to his southwest corner; thence easterly with his south line 14 feet to the northwest corner of the property conveyed to Freeman

B. Roberts and wife, Addie Ellen Roberts, by deed from Lucy Hill High, a widow, as of record in Book 1340, page 57, Register's Office; thence with Roberts west line south 19° west 100 feet to the northerly margin of Hill Avenue; thence with said Avenue, north 71° west 256 feet to the beginning.

Being the same real property conveyed to Robert A. Shannon and wife, Johnnie Billingsley Shannon, as tenants by the entireties, by deed from Roberson Auto Parts, Inc., of record in Book 4305, page 291, Register's Office for said County.

Also being the same tract that was subsequently reconveyed to Robert A. Shannon and Johnnie B. Shannon as tenants in common for the purpose of terminating their tenancy by the entireties by Quitclaim Deed dated May 18, 1993, as of record in Book 8956, page 297, Register's Office for Davidson County.

The legal description stated above has been taken from the prior deed conveying this property to Decedent and his surviving spouse, Johnnie B. Shannon, as tenants in common. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and the Personal Representative makes no warranties about the title.

WITNESS MY HAND in Racine, Wisconsin this 15th day of JUNE, 1996.

ESTATE OF ROBERT A. SHANNON, SR.-
Grantor

By: _____,
Charles Meredith Shannon,
Personal Representative

STATE OF WISCONSIN)
COUNTY OF RACINE)

On this 15th day of June, 1996, before me personally appeared Charles Meredith Shannon, to me known or proved to me on the basis of satisfactory evidence to be the Personal Representative of the Estate of Robert A. Shannon, Sr. and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained by signing his name as Personal Representative of said estate.

WITNESS MY HAND and notarial seal this 15th day of June, 1996.

_____
Notary Public
My Commission Expires: 3/26/2000

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THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(A) OF THE TENNESSEE CODE ANNOTATED.

Charles Meredith Shannon,
Grantee

Sworn and subscribed to before me this 15th day of June, 1996.

My Commission
Expires: 3/26/2000

Notary Public

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