BOOK 10270 PG 75

Mail

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

98 NOV 25 PM 1:48
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02499919

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:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L.H. Gee Estate, not of record, described according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail, at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 165.3 feet to the southerly line of the Ritchie property, being 883.4 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 150.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, southwardly 157.7 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 150 feet to the beginning.

Being the same property conveyed to Beverly J. Hopkins, unmarried, by Warranty Deed from Sylvia A. Smith, of record in Book 4471, page 848, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: LOCATED and being in the Eleventh (11th) Civil District of said County, and being more particularly described as follows, to-wit:

Being Lots or Tracts Nos. 26 and 27 on the Plan of Nawakwa Hills Annex Section No. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

BEGINNING on the northerly margin of Choctaw Trail, at the corner of Lots or Tracts Nos. 25 and 26; thence with the line between said two lots or tracts, northwardly 180.4 feet to the southerly line of the Ritchie property, being 583 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 300.4 feet to the corner of Lots or Tracts Nos. 27 and 28; thence with the line between said two lots or tracts southwardly 165.3 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 300 feet to the beginning.

BEING the same property conveyed to Beverly Hopkins, unmarried, by Deed from Willard Ray Young and wife, Christine H. Young, of record in Book 4574, page 592, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: BEING Lot No. 29 on a preliminary plat of Nawakwa Hills Annex, Section 2, subdivision of part of the L.J. Gee Estate in the 11th Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made, and further designated as Parcel No. 6 on Davidson County, Tennessee Property map 53-13.

Said Lot No. 29 fronts 150 feet on the Northerly margin of Choctaw Trail and runs back between lines, 150.2 feet on the East line and 157.7 feet on the West line to a dead line in

the rear on which it measues 150.2 feet.

BEING the same property conveyed to Beverly Hopkins by Deed from Charles U. Coggin, Jr., and Robert M. Coggin, of record in Book 5000, page 791, Register's Office for Davidson County, Tennessee.

TRACT NO. 4: BEING Lot No. 3 on the Plan of Nawakwa Hills Annex Section Nos. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail at the corner of Lots Nos. 29 and 30; thence with the line between the said two lots northwardly 150.2 feet to the southerly line of the Ritchie property, being 1183.8 feet east of the easterly margin of Neely's Bend Road; thence northerly 69 deg. 53.5' East 198.2 feet to the westerly margin of a proposed street; thence with the same southwardly 115.feet to the beginning of a curve; thence around said curve with a radius of 25 feet soutwestwardly 39.84 feet to the northerly margin of Choctaw Trail; thence with the same westwardly 173.34 feet to the beginning.

Being the same property conveyed to Beverly Hopkins by Deed from Henry E. McClanahan and wife, Katherine T.McClanahan, of record in Book 4837, page 653, 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 18 day of November, 1996.

ESTATE OF BEVERLY HOPKINS BELLAR

BY: _____, Executor
THOMAS M. BLACK, EXECUTOR

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

9049 11/25 0101 03CHECK 8.00

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 purpose therein contained by signing the name of the corporation by himself as such EXECUTOR.

18 WITNESS my hand and official seal, at office, in MADISON, TENNESSEE, this the 18 day of November, 1996.

_____
Notary Public

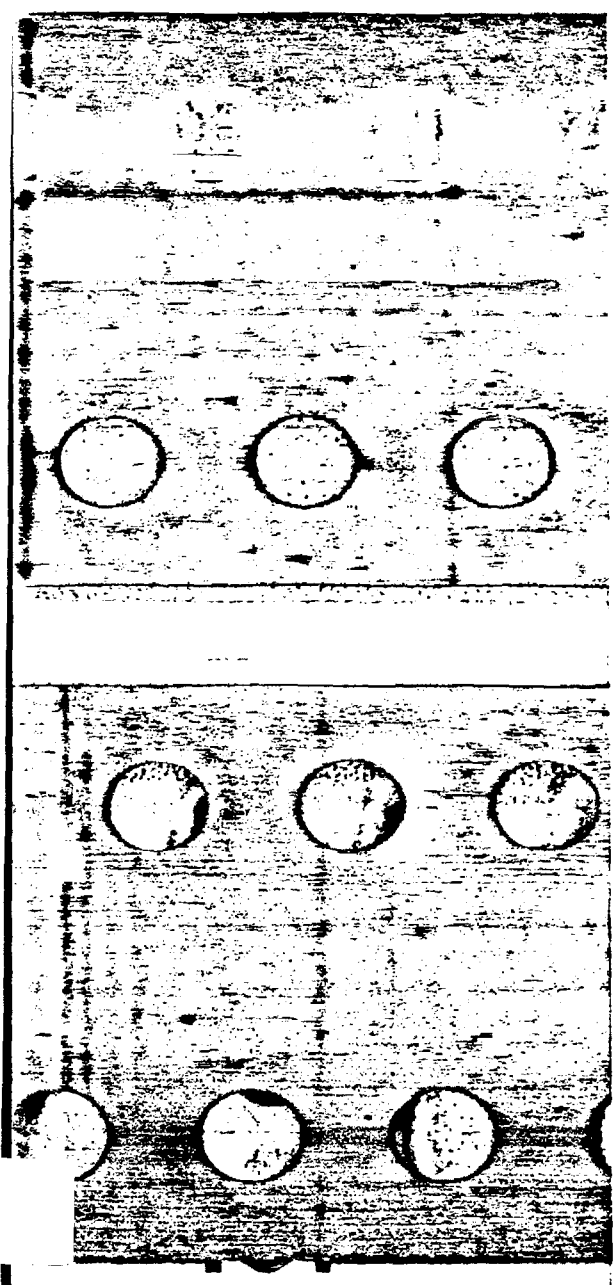
DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My commission expires: 5/28/2000

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL NO:

JAMES G. IRVING SAME MAP 53-13, parcel 3
5380 Stacy Springs Rd
Springfield Tn 37172

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10270 PG 77

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MISC 8.00
TOTAL 8.00
CHECK 8.00
11/25/96 01 13:49 0001 9049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249919
IDENTIF. ↑ REFERENCE

96 NOV 25 PM 1:48
[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1091740