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BOOK 10304 PG 601 IDENTIF. & REFERENCE

Prepared by:
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96 DEC 30 PM 3:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Robert A. Shannon, Jr. Charles M. Shannon c/o 316 McCoin Drive Goodlettsville, TN 37072	Robert A. Shannon, Jr. Charles M. Shannon c/o 316 McCoin Drive Goodlettsville, TN 37072	Map 162 Parcel 186

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 Probate Court, Davidson County, Tennessee, Docket Number 96P-1676. The Last Will and Testament named Charles Meredith Shannon as Personal Representative of this estate. The Personal Representative is duly qualified. All debts of Decedent have been paid.

In accordance with the provisions of the Last Will and Testament of Robert A. Shannon, Sr., the Personal Representative of this estate hereby quitclaims to Charles Meredith Shannon a twelve and one-half percent (12 1/2%) undivided interest representing all of his right, title, and interest in the following described property in Davidson County, Tennessee:

> Land lying in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Cedar Square Shopping Center, of record in Book 5190, page 29, Register's Office for said County, and being more particularly described as follows:
>
> Beginning at a point on the easterly margin of Cedarmont Drive, said point further described as being the northwesterly corner of Lot 69 of Cedarwood Estates, as of record in Book 4675, page 62, Register's Office, Davidson County, Tennessee; thence with said margin north 16 degrees 25 minutes 23 seconds west 30.58 feet to a point; thence with a curve to the right having a radius of 590.66 feet for a distance of 211.33 feet to a point; thence with a curve to the right having a radius of 50 feet for a distance of 78.54 feet to a point in the southerly margin of Old Hickory Blvd.; thence South 85 degrees 55 minutes 23 seconds east 142.68 feet to a point; thence south 36 degrees 12 minutes 55 seconds east 179.48 feet to a point; thence leaving said margin, South 3 degrees 42 minutes 42 seconds west 51.03 feet to a

point; thence south 73 degrees 34 minutes 37 seconds west 278.56 feet to the point of beginning, containing 1.45 acres, more or less.

Being a part of the same twenty-five percent (25%) interest in said property conveyed to Robert A. Shannon, Sr. from Robert D. Fulcher, III and Terry Mays d/b/a Haywood, Ltd. by Warranty Deed dated of April 1, 1982, of record in Book 5871, page 531, Register's Office for Davidson County, Tennessee.

The legal description stated above has been taken from the prior deed conveying said twenty-five percent (25%) to Decedent and another twenty-five percent (25%) to his wife, Johnnie B. Shannon, as tenants in common. The draftsman 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 at Nashville, TN, this 27th day of December, 1996.

ESTATE OF ROBERT B. SHANNON, SR.-
Grantor

By: _____,
Charles Meredith Shannon,
Personal Representative

STATE OF Tennessee)
COUNTY OF Davidson)

On this 27th day of December, 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 27th day of December, 1996.

_____
Notary Public
My Commission Expires: 1/24/98

DAVIDSON BINKLEY NOTARY PUBLIC AT LARGE STATE OF TENN.

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).

1996 12/30 01:10:03PM CHECK 8.00