Davidson County DEEDQC
Recvd: 09/27/00 09:09 2pgs
Fees:11.18 Taxes:67.16
20000927-0095526

Name and Address of New Owners:

Maude Yates
0338 Smith Springs Road
Antioch TN 37211

Send Tax Notices To:
Same

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
2650C Memorial Blvd.
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY THE PARTIES

MAP 135-000 PARCEL 179

EXECUTRIXES' QUITCLAIM DEED

WHEREAS, VIVIAN YATES ELLIS died on November 27, 1999, leaving a will dated May 8, 1988. The Will was admitted to Probate on February 2, 2000 in the County Court of Davidson County, Tennessee, and is of record in Will Book 233, page 12, of the Office of the County Clerk of Davidson County, Tennessee. The undersigned, PENNY ELLIS PAYNE BRADSHAW and JANIE ELLIS KNIGHT states that they are the Co-Executrixes with power to sell the real property of VIVIAN YATES ELLIS. The Co-Executrixes, by signing this deed, release any right they have as Co-Executrixes to recover this property in the event of a subsequent insolvency of this Estate. By the authority as Co-Executrixes and for good and valuable consideration, the receipt of which is hereby acknowledged, the said PENNY ELLIS PAYNE BRADSHAW and JANIE ELLIS KNIGHT, as Co-Executrixes of the Estate of VIVIAN YATES ELLIS, hereby conveys to MAUDE YATES, her heirs and assigns, all their right, title, claim and interest, in and to that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at an iron rod situated in the northeasterly margin of Smith Springs Road, said point being the southwest corner of the property conveyed to Todd Slocum of record in Book 11229, Page 345, R.O.D.C., Tennessee and the southeast corner of the property herein described.

Thence, with said road, N 30 deg. 46 min. 32 sec. W, a distance of 17.47 feet to a concrete monument;

Thence, around a curve the left having a central angle of 15 deg. 13 min. 28 sec., a radius of 766.17 feet, a tangent of 101.41 feet, a length of 201.65 feet and a chord which bears N 38 deg. 18 min. 55 sec. W for a distance of 201.06 feet to an iron rod;

Thence, leaving said road and following the southerly line of the property conveyed to James Yates of record in Book 3874, Page 988, R.O.D.C., Tennessee, N 82 deg. 42 min. 42 sec. E, a distance of 159.38 feet to an iron rod;

Thence, S 61 deg. 57 min. 18 sec. E, a distance of 52.00 feet to an iron rod;

Thence, S 44 deg. 37 min. 18 sec. E, a distance of 69.70 feet to an iron rod at the northwest corner of the aforementioned Todd Slocum property;

Thence S 45 deg. 06 min. 06 sec. W, a distance of 168.48 feet to the point of beginning and containing 24486.83 square feet or 0.56 acres of land more or less.

BEING the same property conveyed to William H. Ellis and wife, Vivian Rose Ellis by deed of record in Book 2295, page 326, of the Register's Office of Davidson County, Tennessee. The said William H. Ellis having died intestate and his wife, Vivian Rose Ellis having received the property as surviving tenant by the entirety. The said Vivian Rose Ellis having died testate and having devised her property pursuant to her Last Will and Testament of record in Will Book 233, page 12, of the County Court Clerk's Office of Davidson County, Tennessee.

This property is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate to VIVIAN ROSE ELLIS, her heirs and assigns, forever, in fee simple; and we, in the capacity of Co-Executrixes, only warrant the title herein conveyed against lawful claims of all persons claiming the same, by, through, or under us, but not further or otherwise.

The 2000 real estate taxes for Rutherford County, Tennessee are to be prorated between the parties. Possession to be given with Deed.

The said Penny Ellis Payne Bradshaw being one and the same as Penny E. Payne Bradshaw.

WITNESS MY HAND, on this the 18 day of September, 2000.

ESTATE OF VIVIAN ROSE ELLIS

By: Penny Ellis Payne Bradshaw Co-Executrix
PENNY ELLIS PAYNE BRADSHAW,
Co-Executrix

By: Janie Ellis Knight, Co-Executrix
JANIE ELLIS KNIGHT, Co-Executrix

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the within named PENNY ELLIS PAYNE BRADSHAW and JANIE ELLIS KNIGHT, Co-Executrixes of the Estate of Vivian Yates Ellis, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Executrixes' Quitclaim Deed for the purposes therein contained.

WITNESS MY HAND, at office, in Murfreesboro, Tennessee, on this the 18 day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 1-11-2003

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,150.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maude Yates
AFFIANT

Sworn to and subscribed before me on this the 18 day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 1-11-2003