Davidson County DEEDQC
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Fees:10.00 Taxes:0.00
20010131-0009372

EXECUTRIX'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	L. G. Burnett, Jr. Attorney at Law 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Tommie C. Waggoner, **Mary Carolyn Cunningham** and **Shirley B. Cunningham**	Same	50-15-47
3311 Spears Rd.		
Nashville, TN 37207		

John W. Fleming died testate on September 12, 1999. He left no surviving spouse. His niece, **Shirley B. Cunningham**, was named as Executrix in the Will and was appointed Personal Representative of the **Estate of John Willie Fleming** on November 4, 1999 by order of the Probate Court for Davidson County, Tennessee, Docket #99P-1575.

The Personal Representative is duly qualified. The Personal Representative, by signing this Deed, releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the law of the State of Tennessee, **Shirley B. Cunningham**, as Personal Representative of the **Estate of John Willie Fleming**, quitclaims to **Tommie C. Waggoner**, **Mary Carolyn Cunningham** and to herself, **Shirley B. Cunningham**, as tenants in common, all right, title and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 418 on the plan of Section Three, Parkwood Estates, of record in Book 3300, Page 31, Register's Office for said County.

SAID Lot No. 418 fronts 77.5 feet on the northerly margin of Spears Road and extends back 150.0 feet on the easterly line and 150.0 feet on the westerly line to a dead line in the rear, measuring 70.7 feet thereon.

BEING the same property conveyed to John W. Fleming and wife, Beatrice H. Fleming, by deed from G. W. Williams and wife, Dorothy Williams, of record in Book 5322, Page 688, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as **3311 Spears Road, Nashville, TN 37207**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 24 day of January 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shirley B. Cunningham
SHIRLEY B. CUNNINGHAM - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shirley B. Cunningham**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January 2001.

NOTARY PUBLIC

My commission expires: 7/27/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **NONE**. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Subscribed and sworn before me,
this the 24th day of January 2001.

Affiant

NOTARY PUBLIC

My commission expires: 7/27/02