Davidson County DEEDQC
Recvd: 07/12/01 11:09 2pgs
Fees:12.00 Taxes:0.00
20010712-0074262

# EXECUTRIX'S QUITCLAIM DEED

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|---|---|
| THIS INSTRUMENT PREPARED BY: | L. G. Burnett, Jr. mail<br>Attorney at Law<br>4800 Charlotte Ave.<br>Nashville, TN 37209 |

| NEW OWNER(S) | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Anita Crawford** | Same | Map 143 |
| 134 Ashland Dr. | | Parcel 16 |
| Ashland City, TN 37015 | | |

**James Buford Richardson** died testate on June 12, 1996. His daughter, **Anita Crawford**, was named as Executrix in the Will and was appointed Personal Representative of the **Estate of James Buford Richardson** on May 8, 1997 by order of the Probate Court for Davidson County, Tennessee, Docket #97P-698.

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, **Anita Crawford**, as Personal Representative of the **Estate of James Buford Richardson**, quitclaims to **Anita Crawford**, all right, title and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, dated April 28, 1962, as follows:

BEGINNING at an iron pin in the westerly right of way line of the N. C. & St. L. Railroad at the northeast corner of the property conveyed to James L. Binkley, by deed from James Banks Binkley and wife, as of record in Book 2334, Page 616; thence with said Railroad right of way North 24° 30' East 158 feet to an iron pin; thence leaving said Railroad, along the line of the Weimer property, and along a fence, North 67° 30' West 262 feet to an iron pin and corner post in said Weimer's line; thence continuing with Weimer's property and along a fence, South 34° 30' West 155 feet to an iron pin and corner post; thence along the northerly line of the W. W. Owen's property and along a fence, South 56° East 135 feet to an iron pin, James Lee Binkley's corner; thence along said Binkley's line as follows: North 34° 30' East 41 feet to an iron pin and square post near a branch; thence South 60° East along a white fence, 149 feet to an iron pin at the point of beginning, containing 1 acre more or less. Together with the right of way, contained in the deed from Melvina Tarkington, to R. V. Tarkington and wife, dated Dec. 21, 1931, filed for record Jan. 12, 1932, in Book 892, Page 283, Register's Office as follows:

"Reserving nevertheless as to the said bargainor, her heirs and assigns, owner for the time being of all or any part of the said parcel of land hereinbefore designated as the Angeline Binkley Property, and to all persons going to and from any part of the same, a perpetual right if way in common with said purchasers, their heirs and assigns, at all times for all purposes, with or without vehicle and animals, over and along a strip of land 16 feet wide on the said parcel hereby conveyed, next, easterly and adjoining and running parallel with said N. C. & St. L. Railroad right of way, (subject to a fair proportion of the expense of maintaining the said right of way in repair), said right of way being used in connection with premises as a means of Ingress and Egress.

BEING the same property conveyed to James Buford Richardson and wife, by deed from Ida Belle Binkley, of record in Book 3375, Page 26, 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 **7160 Highway 100, Nashville, TN 37221**

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

Witness my hand this 18th day of June 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Anita C. Crawford
**ANITA CRAWFORD** - 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 **Anita Crawford**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June 2001.

Eddie Mae Wilson
**NOTARY PUBLIC**

My commission expires: 2-9-2004

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration or value whichever is greater, for 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 18th day of June 2001.

X Anita C. Crawford
**Affiant**

Eddie Mae Wilson
**NOTARY PUBLIC**

My commission expires: 2-9-2004