Davidson County DEEDQC
Recvd: 11/19/01 15:20 4pgs
Fees:22.00 Taxes:0.00
20011119-0126617

PICK-UP

This Instrument Prepared By:
M. Thomas Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, Tennessee 37064

NEW OWNER:
Jennifer Ann Sexton
558-A Brewer Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP & PARCEL:
178 06 & 054

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

EXECUTOR'S QUITCLAIM DEED

Joseph Henry (Jack) McPherson, died on October 18, 1999, leaving a will dated September 4, 1990. The will was admitted to probate on November 9, 1999 in the Probate Court, Williamson County, Tennessee, Docket Number II-P-99-2508. The will named **Virginia A. McPherson Sexton**, as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number [redacted]8260, a copy of which is attached as Exhibit "A". The Executrix by signing this Deed releases any right the executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of **Joseph Henry (Jack) McPherson, Virginia A. McPherson Sexton-Executrix**, quitclaims to **Jennifer Ann Sexton** (being the Interest I, Virginia A. McPherson, purchased pursuant to Order of the Probate Court of Williamson County, Tennessee) all right, title and interest in the following described real estate in the 9th Civil District in Davidson County, Tennessee:

See Attached **- Exhibit "B" - Legal Description**

This transfer is by Quitclaim and we make no warranties about the title.

This property also known as: 9458 New Highway 96 West, Franklin, TN 37064

Witness my hand at Franklin, Tennessee this 13 day of November, 2001.

Estate of Joseph Henry (Jack) McPherson

By: Virginia A. McPherson Sexton, Executrix
Virginia A. McPherson Sexton/Executrix and Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared **Virginia A. McPherson Sexton** known to me or proved to me on the basis of satisfactory evidence, to the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 13 day of Nov 2001.

M. T. TAYLOR, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires: 11-16-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $ -0-.

Jennifer A. Sutton
AFFIANT

Sworn to and subscribed before me this 19th day of November, 2001.

W. T. TAYLOR, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

NOTARY PUBLIC

My Commission Expires: 11-16-2002

EXHIBIT - "B"

A tract of land in the 9th Civil District of Davidson County, Tennessee, on the East side of New Highway 96 and more particularly described as follows:

BEGINNING at a locust post in Russell Brothers' West boundary line; thence North 66 degrees West 180 feet; thence with the fence, North 34 degrees West 117 feet; thence North 55 degrees West 110 feet; thence North 65 degrees West 100 feet North 60 degrees West 100 feet to a post with small persimmon pointer; thence South 30 degrees West 241 feet to the right-of-way line of No. 96 Highway; thence with said right-of-way line, South 60 degrees East 582 feet to Russell Brothers' West boundary line; thence with said line, North 33 degrees East 200 feet to the beginning and containing 3 acres, more or less.

Being the same property conveyed to Jack McPherson and wife, Clara K. McPherson by Installment Deed of record in Book 4434, page 676, Register's Office of Davidson County, Tennessee.

AND

Being Tract I on the Plan of Russell Brothers Farm, as described according to a survey by C.K. McLemore, October, 1973, as follows:

Said Tract I lies wholly within Davidson County, Tennessee, and is bounded in General by New Tenn. Highway 96 on the south, Brothers on the east, and the former Linton Farm on the west and north.

Beginning in the northern margin of New Tenn. Hwy 96 at a concrete monument, opposite center line Hwy. Sta. 626 plus 65, the S.W. Corner of Brothers, thence easternly with the said north margin 419.7 feet to an iron post, thence a new line N 30 degrees 22' E 370.5 feet to an iron post an interior corner of the Old Linton Farm, thence with his south line N 85 degrees 03' W 444.0 feet to an iron post an interior corner, thence N 36 degrees 00' W 200.2 feet to the point of beginning.

Being the same property conveyed to Joseph (Jack) Henry McPherson and wife, Clara K. McPherson, by Warranty Deed of record in Book 5156, page 217, Register's Office for Davidson County, Tennessee.

N0018901 6212539010612

TENNESSEE DEPARTMENT OF REVENUE

JOSEPH HENRY MCPHERSON
ATTN: M T TAYLOR JR
339 MAIN ST
FRANKLIN TN 37064-2613

June 15, 2001

Account Type:	INHERIT TX
Account No.:	440298260
Date of Death:	November 12, 1998
County:	WILLIAMSON
Social Security No.:	[redacted]-5328

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability shown to be due and paid to the State of Tennessee is denoted below:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$509.65
Penalty:	$0.00
Total:	$18,607.65

DETACH BELOW AND RETAIN FOR YOUR RECORDS

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RV-N0018901