Davidson County DEEDQC
Recvd: 02/22/02 14:33 5pgs
Fees:27.00 Taxes:0.00
20020222-0023162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Ruth Geneiva Thornton
AFFIANT

Subscribed and sworn to before me, this 19th day of February, 2002.

Barbara J. Boyd
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/27/02

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: Ruth G. Thornton, 624 Sky View Drive, Nashville, TN 37206

SEND TAX BILLS TO: Ruth G. Thornton, 624 Sky View Drive, Nashville, TN 37206

MAP and PARCEL: 19-083.10-347.00

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## EXECUTRIX'S QUITCLAIM DEED

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**KNOW ALL MEN BY THESE PRESENTS** that I, RUTH GENEIVA THORNTON, Executrix for the Estate of SAM J. THORNTON aka SAM J. THORNTON, JR., being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the Will of Sam J. Thornton, probated in the Probate Court of Davidson County, No. 94P-265 on July 5, 1994. Ruth Geneiva Thornton was named Executrix and sole beneficiary of Sam J. Thornton's estate. (See attached Will and Letters of Testamentary). For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Ruth Geneiva Thornton has bargained and sold and hereby [convey,] remise, release and forever quitclaims unto, **RUTH GENEIVA THORNTON**, her heirs and assigns, such of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in

and to said tract [parcel] of land, which is described as follows:

Being Lot No. 43 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for said County.

Said Lot No. 43 fronts 75 feet on the west side of Sky View Drive and runs back between lines 156.8 feet on the north line and 157.7 feet on the south line to a dead line, measuring 75 feet thereon.

Being the same real property conveyed to Hickman E. Duncan and wife, Edna Ruth Duncan, by deed from Ronald Van Blon and wife, Lucy S. Van Blon, of record in Book 2016, Page 385, said Register's Office.

The above conveyance is being made subject to the following:

1. Ten-foot easement for public utilities along the rear line of premises, 30-foot building setback line from Sky View Drive, as shown on plan of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

2. Easement reserved over the rear five feet of premises for utility installation and maintenance such as electric lines, gas, water mains, sewers, etc., as set out in an instrument executed by Henry G. McNabb, et al, of record in Book 1181, Page 401, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sam J. Thornton, Jr. aka Sam J. Thornton by Hickman E. Duncan and wife, Edna Ruth Duncan, by deed from Davidson County, Tennessee of record in Book 4087, Page 331, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 19th day of Feb., 2002.

Ruth Geneiva Thornton

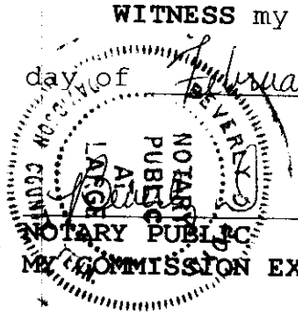
RUTH GENEIVA THORNTON, EXECUTRIX

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, Beverly D. Boyd, a Notary Public, in and for said County and State, **RUTH GENEIVA THORNTON**, the within named 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 office this the 19th day of February, 2002.




Beverly D. Boyd

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** 7/27/02

MB 380-331

PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

94P265

To RUTH GENEIVA THORNTON of Davidson County:

It appearing to the Court that SAM J THORNTON has died leaving a written will, in which you are appointed Executrix, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said RUTH GENEIVA THORNTON to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this February 17, 1994 and 218th year of American Independence.

Richard R. Rooker, Clerk

_____ D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Executrix of the last will and testament of SAM J THORNTON lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Ruth Geneiva Thornton

Sworn to and subscribed to before me February 17, 1994 .

Richard R. Rooker, Clerk

_____ D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to
RUTH GENEIVA THORNTON, Executrix
of the estate of SAM J THORNTON deceased, and I do further certify that RUTH GENEIVA THORNTON is still acting Executrix of the estate of SAM J THORNTON, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at my office, this the 5th day of July, 19[illegible].

Richard R. [illegible], Clerk

_____ D.C.

LAST WILL AND TESTAMENT OF SAM J. THORNTON, JR.

I, Sam J. Thornton, presently residing at 624 Skyview Drive in Nashville, Tennessee, 37206, hereby revoking all other wills by me anytime heretofore made, do hereby make, publish, and declare this to be my Last Will and Testament.

I appoint my wife, Ruth Geneva Thornton, who presently resides at 624 Skyview Drive in Nashville, Tennessee, as my Executrix and expressly excuse her from furnishing bond in such capacity.

I give, devise, and bequeath all of my property, real, personal, or mixed, to my said wife to be her property absolutely.

In the event my said wife should predecease me, I appoint my stepson, Dr. Delbert Gail Robinson, who presently resides at 410 Central Park West, Apartment 8-C in New York, New York, 10025 and Mary Ann Reese, a resident of Tennessee, as Co-Executors of this, my will, and I expressly excuse them from furnishing bond in such capacities.

In the event my said wife should predecease me, I give, devise, and bequeath all of my property, real, personal, or mixed, to my said stepson, Dr. Delbert Gail Robinson, to be his property absolutely.

WITNESS MY HAND at Nashville, Tennessee, this 5th day of June, 1990.

Sam J. Thornton Jr.
TESTATOR

On this June 5, 1990, Sam J. Thornton executed the foregoing instrument as his Last Will and Testament, in our sight and presence, and we, at his request, and in his sight and presence and in the sight and presence of each other have signed our names as attesting witnesses.

[signature] ADDRESS 3805 Nashville Tn. 37216

[signature] ADDRESS " "