This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 05/29/03 14:15 3pgs
Fees:17.00 Taxes:0.00
20030529-0072601

# QUITCLAIM DEED

**Grantor:** **Estate of Bradford K. Sheridan, Deceased**

**Grantee:** **Sarah S. Wood and James K. Sheridan, Trustees of Family Trust under Will of William F. Sheridan, Jr.**

**County:** **Davidson, Tennessee.**

| **Name and Address of New Owner:** | **Send Tax Bills To: Same** |
|---|---|
| Sarah S. Wood and James K. Sheridan, Trustees<br>1105 Glendale Lane<br>Nashville, TN 37204 | **Map and Parcel No. (s):**<br>131-9-A, Par 4 |

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**Affidavit of Consideration**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Sarah S. Wood, Trustee
Affiant

James K. Sheridan, Trustee
Affiant

Subscribed and sworn to before me, this 16TH day of April, 2003.

Notary Public
My commission Expires: Oct. 25, 2003.

**FOR AND IN CONSIDERATION** of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah S. Wood and James K. Sheridan, Executors of Estate of Bradford K. Sheridan, Deceased** (together, "Grantor") do hereby quitclaim and convey unto **Sarah S. Wood and James K. Sheridan, Trustees of the Family Trust under the will of William F. Sheridan, Jr.** (together, "Grantee"), an undivided fifty-five and forty-seven one hundreds percent (55.47%) interest of Grantor's right, title and interest in and to the land described in the attached Exhibit A (the "Property"). The Property is conveyed to Grantee subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on this 26TH day of April, 2003.

Sarah S. Wood, Executor of
Estate of Bradford K. Sheridan,
Deceased

James K. Sheridan, Executor of
Estate of Bradford K. Sheridan,
Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Sarah S. Wood** and **James K. Sheridan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Executors of Estate of Bradford K. Sheridan, Deceased**, the within named bargainor, and that they as such Executors executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by themselves as Executors.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26TH day of April, 2003.

Notary Public

My Commission Expires October 25, 2003.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

# EXHIBIT A

Being Unit number 4 situated on limited common element #4 as shown on the recorded plan of SHEFFIELD CONDOMINIUMS, a condominium development as of record in Book 5200, Page 348, Registrar's Office for Davidson County, Tennessee, reference to which is here made.

This conveyance is made subject to all the requirements of the law of Tennessee respecting the establishment of a condominium development and further subject to all the requirements, easements, burdens, assessments liens, restrictions, and conditions without limitation as set out in the Master Deed of record in Book 5774, Page 280, as shown on the plan of record in Book 5200, Page 348, and as set out in the instrument of restrictions of record in Book 5774, Page 295, all in the Register's Office for said County. The Property is further encumbered by applicable property taxes for the year 2003.

This is improved property known as 206 Sheffield Place, Nashville, TN 37215.

Being an undivided part of the same property conveyed to Bradford K. Sheridan from John T. Rochford III by deed of record in Book 5819, page 125, Register's Office for Davidson County, Tennessee. Bradford K. Sheridan died on January 2, 2003, an unmarried person, having been predeceased by her husband, William F. Sheridan, Jr., who died on February 27, 1999. The last will of Bradford K. Sheridan was admitted to probate on January 22, 2003, by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 03P108, and Sarah S. Wood and James K. Sheridan were duly qualified as Executors of said last will, which is lodged with the Clerk of the Davidson County Probate Court as Instrument No. 5027/999038. Section 10.2 of said last will (page 17) provides with respect to decedent's real estate: *All real estate is part of my probate estate and shall be treated in all respects as personal property for administration purposes including, but not limited to, the power of the executor to control and manage the real estate during the administration of my estate and the power of the executor to sell real estate without the joinder of any party and without the approval of any court.*

C:\Docs\EA\Sheridan\Loan\DeedSheffield.wpd