THIS INSTRUMENT PREPARED BY: ***MICHAEL W. EDWARDS, Attorney at Law***
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

Davidson County DEEDQC
Recvd: 07/02/03 12:09 2pgs
Fees:12.00 Taxes:0.00
20030702-0091497

MAP 072-16-0
PARCEL 247

QUITCLAIM DEED

FROM: **RICHARD WAYNE SELLS,**
***Executor* for the Estate of**
WILLIAM WAYNE SELLS

SEND TAX BILLS TO:
Mr. Richard Wayne Sells
1519 Corder Drive
Nashville, Tennessee

TO: **RICHARD WAYNE SELLS and**
JAMES E. SELLS, as Tenants-in-Common

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD WAYNE SELLS, *Executor* for the Estate of *WILLIAM WAYNE SELLS*, Grantor**, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto **RICHARD WAYNE SELLS and JAMES E. SELLS, as Tenants-in-Common,** all his estate, right, title, interest and claim in and to a certain tract or parcel of land in ***Davidson County,*** Tennessee, described as follows, to wit:

> LAND near Nashville, in Davidson County, Tennessee, being Lot No. 23 on the Map of Dugger Heights, of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 23 fronts 68 feet on the east side of Corder Drive and runs back between lines, 177.7 feet on the north line and 176.6 feet on the south line to a dead line in the rear measuring 68 feet thereon.
>
> BEING the same property conveyed to *William W. Sells and wife, Ruth G. Sells,* by deed from *James M. Dunham and wife, Marian Louise Dunham,* of record in Book 2549, page 147, Register's Office for Davidson County, Tennessee; and to *William Wayne Sells* by *Final Decree of Divorce* heard on *February 5, 1968,* in the *Fourth Circuit Court for Davidson County, Tennessee;* the said William Wayne Sells having died on October 27, 2002. *WILLIAM W. SELLS* and *WILLIAM WAYNE SELLS* are one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of June, 2003.

Richard Wayne Sells
RICHARD WAYNE SELLS, *Executor*
for the Estate of *William Wayne Sells*

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RICHARD WAYNE SELLS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the ***Executor*** of the ***Estate of WILLIAM WAYNE SELLS***, the within named bargainor, and that he as such ***Executor*** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ***Estate*** by himself as such ***Executor***.

WITNESS my hand and seal at office in Hendersonville, Tennessee, this 20th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 3/19/05

MICHAEL W. EDWARDS NOTARY PUBLIC AT LARGE SUMNER, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard Wayne Sells
AFFIANT

Sworn to and subscribed before me, this 20th day of June, 2003.

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/19/05

MICHAEL W. EDWARDS NOTARY PUBLIC AT LARGE SUMNER, TENNESSEE