**Prepared by:**
**Alan B. Wright**
**214 Second Avenue North**
**Suite 300**
**Nashville, Tennessee 37201**

Davidson County DEEDQC
Recvd: 07/02/03 16:31 2pgs
Fees:12.00 Taxes:0.00
20030702-0091955

# EXECUTOR'S 'S QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Alan B. Wright, Trustee<br>214 Second Avenue North<br>Suite 300<br>Nashville, TN 37201 | Frances T. Sanders, Life Est.<br>1417 Eastland Ave.<br>Nashville, TN 37206 | Map 83-5<br><br>Parcel 378 |

Evelyn Sanders Deal died on July 27, 2001, leaving a Last Will and Testament dated November 26, 1997. The Last Will and Testament was admitted to probate on August 3, 2001, in the General Sessions Court, Probate Division, for Wilson County, Tennessee, and recorded in Will Book A-21, Page 362. The Executor, Alan B. Wright, is duly qualified and makes this conveyance and transfer pursuant to the terms and authority of said Last Will and Testament.

THEREFORE, IN CONSIDERATION of the provisions of said Last Will and Testament of Evelyn S. Deal, and such other consideration, the receipt of which is hereby acknowledged, Alan B. Wright, Executor of the Estate of Evelyn S. Deal (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey and transfer unto Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust created under the Will of Evelyn S. Deal for the benefit of Judith Deal Bauman, (hereinafter referred to as "Grantee"), his successors and assigns, a one-half (1/2) undivided interest of Grantor's right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being the westerly 75 feet of the southerly 250 feet of Block 2, on the corrected Plan of T. P. Weakley's Subdivision of Blocks 1, 2 and 3, of record in Book 161, page 105, Register's Office for Davidson County, Tennessee, which corrected Plan is of record in Book 421, Page 50, Register's Office of Davidson County, Tennessee.

Said Part of Said Block fronts 75 feet on the northerly side of Eastland Avenue and runs back between parallel lines 250 feet to a proposed alley.

Being the same property conveyed to O. T. Sanders and wife, Fannie Meadows Sanders by Deed from Mary B. Morehead, a widow of record in Book 1148, page 697 Register's Office of Davidson County, Tennessee.

The said Fannie Meadows Sanders and O. T. Sanders having since died, she predeceasing him, and by the Last Will and Testament of O. T. Sanders, of record in Will Book 65, page 179, Probate Court for Davidson County, Tennessee, the subject property was devised to Frances Thompson Sanders for life with remainder to Nelle Sanders Holt, Evelyn Sanders Deal and Leona Sanders Gower. The said Evelyn Sanders Deal having since died and devised her portion of the subject property to the Trustee by Last Will and Testament of record in Will Book A-21, Page 362, Office of the Probate Clerk of the Probate Court for Wilson County, Tennessee.

(Based on the above, upon this conveyance, the said Trust shall hold a one-sixth (1/6) interest in the described property subject to the life estate.)

The legal description and state of the title have been furnished to the Grantor from the record and Grantor disclaims any liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties as to the title.

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

WITNESS MY HAND this 30 day of June, 2003.

ESTATE OF EVELYN S.DEAL, Grantor

By: _____
Alan B. Wright, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me _____ a Notary Public of this County, Alan B. Wright the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Evelyn S. Deal and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 30th day of June, 2003.

_____
Notary Public
My Commission Expires: 6-18-2006

JEAN BROWN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).***

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