Davidson County DEEDQC
Recvd: 01/29/04 15:25 2pgs
Fees:12.00 Taxes:0.00
20040129-0011370

318
S.K.
SLD

EXECUTOR'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
JENNIFER J. BROWN	JENNIFER J. BROWN	MAP 033-12
4343 BATON ROUGE DR.	4343 BATON ROUGE DR.	PARCEL 135.00
HERMITAGE, TN 37076	HERMITAGE, TN 37076	

THIS INSTRUMENT PREPARED BY: SUSAN KAY JOHNSON, ATTORNEY
317 CARDINAL DRIVE
WHITE HOUSE, TN 37188

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer is $0.00 pursuant to the probate of the estate of the decedent, Elsie Pauline Campbell, in the Chancery Court of Sumner County, Tennessee, Docket No. 2003P-182.

Jennifer J. Brown
Jennifer J. Brown, Affiant

Sworn and subscribed to before me this the 27th day of January, 2004.

Notary Public

My commission expires:

ELSIE PAULINE CAMPBELL died on April 15, 2003, leaving a will dated the 10th day of April, 2002, with a codicil dated the 12th day of April, 2003. The will was admitted to probate on the 24th day of June, 2003, in the Chancery Court of Sumner County, Tennessee, Docket No. 2003P-182.

The will named Robert Kirby as executor. The executor is duly qualified. All debts of the decedent have been paid.

The executor by signing this Deed releases any right the executor has to recover this property in the event of subsequent insolvency of this estate. In accordance with the provisions of the will of ELSIE PAULINE CAMPBELL, Executor quitclaims to JENNIFER JOYCE BROWN, GRANTEE, all right, title and interest in the following real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Gateway Subdivision, Section 1, as of record in Plat Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 69 fronts 80 feet on the southerly side of Janette Avenue and extends back 156.6 feet, more or less, on the easterly line, and 160.3 feet, more or less, on the westerly line, to Dry Creek, on which it measures 92 feet, more or less.

BEING the same property conveyed to ELSIE P. CAMPBELL, by Warranty Deed from WILLIAM A. TROUTT and FRANCIS E. TROUTT, HUSBAND AND WIFE, of record in Book 10859, page 524, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all right, title and interest to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto.

EXPRESSLY SUBJECT, HOWEVER, TO the following exceptions:

1. All matters as set forth on the Plan of record in Plat Book 3300, pages 39 and 40, said Register's Office, which plan includes a 75-foot minimum building setback line from JANETTE AVENUE; and a 20-foot public utility and drainage easement across the lot approximately 57 feet from the southern lot line extending toward the front of the lot.

2. Restrictive Covenants recorded in Deed Book 3344, page 582, as amended in Book 3370, page 121, Book 3374, page 456, and Book 3398, page 438, Register's Office for Davidson County, Tennessee.

SAID CONVEYANCE is subject to such limitations, restrictions and encumbrances and conveyances of record as may affect the premises.

THIS IS improved property known as 437 Janette Avenue, Goodlettsville, TN 37072.

THIS TRANSFER is by Quitclaim, and no warranties are made as to title.

Witness my hand, this the 12th day of JANUARY, 2004.

Robert Kirby
Robert Kirby, Executor

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Kirby, Executor of the Estate of Elsie Pauline Campbell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in such capacity for the purposes therein contained.

Witness my hand, at office this the 12th day of January, 2004.

Rita Joy Kirby
Notary Public

My commission expires: 2-6-07

RITA JOY KIRBY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE