Davidson County DEEDQC
Recvd: 02/02/04 15:18 3pgs
Fees:17.00 Taxes:0.00
20040202-0012660

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mary Ann Kimbro Esaw 1622 Riverside Drive Nashville, TN 37216	New Owner	Map 081-12-0 Parcel 267.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JOE DAVIS HOWARD, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARY ANN KIMBRO ESAW, hereinafter called the Grantee, her heirs and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 330 in McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 330 fronts 50 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Estella P. Putman and Lizzie V. Putman (mother and daughter, respectively) by deed from W. S. McConnell and wife, Maggie McConnell of record in Book 2040, page 621, Register's Office for Davidson County, Tennessee.

The said Estella P. Putman died July 1, 1969 intestate, leaving no spouse and two living children, namely the said Lizzie V. Putman and James Putman, and three children who had predeceased her, namely Perry Putman, Joe Putman, and Lillie Putman Kennedy. Perry Putman and Joe Putman were never married and never had any children of their own. The said Lillie Putman Kennedy died in the early 1960's leaving no spouse and five children, all of whom survived her. Accordingly, Estella's one-half interest vested as a 1/6th interest in each of the said Lizzie V. Putman, James Putman and Lillie Putman Kennedy's heirs.

The said James Putman died intestate leaving no spouse or children. Accordingly, James' one-sixth interest vested as a 1/12th interest in each of Lizzie V. Putman and Lillie Putman Kennedy's heirs.

The said Lillie Putman Kennedy died intestate (having predeceased her mother Estella) leaving five children, namely Ross G. Kennedy, Jr., Wiley Knox, Peggy Kennedy Parrish, Elizabeth A. Kimbro, and Fannie Knox Jordan. Accordingly, Lillie Putman Kennedy's one-fourth interest (1/6th derived directly from her mother Estella, and 1/12th derived

posthumously (to her heirs) from her brother James Putman, for a total of 3/12th or 1/4) vested as a 1/20th interest in each of Ross G. Kennedy, Jr., Wiley Knox, Peggy Kennedy Parrish, Elizabeth A. Kimbro, and Fannie Knox Jordan. Note that Lillie Putman Kennedy's surviving spouse was one of her heirs. However, Lillie Putman Kennedy predeceased Estella P. Putman and Lillie Putman Kennedy's surviving spouse is not an heir of Estella P. Putman, only Lillie's children are.

The said Fannie Knox Jordan died intestate leaving no spouse and three children, namely Charlie Mae Jordan Morris, Charles "Junior" Gibson, and Joe Davis Gibson. Accordingly, Fannie Knox Jordan's one-twentieth interest recited above vested as a 1/60th interest in each of Charlie Mae Jordan Morris, Charles "Junior" Gibson, and Joe Davis Gibson.

The said Wiley Knox died intestate (having survived his sister Fannie Knox Jordan) leaving no spouse and no children. Accordingly, Wiley Kennedy's one-twentieth interest vested as a 1/80th interest in each of his siblings, Ross G. Kennedy, Jr., Peggy Parrish, Elizabeth A. Kimbro, and Fannie Knox Jordan's heirs, thereby leaving each of the said Ross G. Kennedy, Jr., Peggy Parrish and Elizabeth A. Kimbro with a 1/16th interest (1/20th (or 4/80th) derived directly from their mother Lillie and 1/80 derived from Wiley, 5/80 being equal to 1/16), and leaving each of the said Charlie Mae Jordan Morris, Charles "Junior" Gibson, and Joe Davis Gibson with a 1/48th interest (1/60th (or 4/240th) derived directly from their mother Fannie and 1/240 derived from Wiley, 5/240 being equal to 1/48).

The said Charles "Junior" Gibson died intestate (having survived Fannie Knox Jordan and Wiley Knox) leaving no spouse and no children. Accordingly, Charles "Junior" Gibson's one-forty-eighth interest vested as a 1/96th interest in each of Charlie Mae Jordan Morris and Joe Davis Gibson, thereby leaving each of the said Charlie Mae Jordan Morris and Joe Davis Gibson with a 1/32nd interest (1/48th (or 2/96th) derived as stated in the previous paragraph and 1/96 derived from Charles, 3/96 being equal to 1/32).

The said Joe Davis Gibson died intestate (having survived Fannie Knox Jordan, Wiley Knox and Charles "Junior" Gibson) leaving no spouse and one child, namely, Joe Davis Howard. Accordingly, Joe Davis Gibson's one-thirty-second interest vested in Joe Davis Howard.

The said Lizzie V. Putman died leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under case No. 93P-1413, a copy of said Will being filed in Will Book 187, at page 89, said Court Clerk's Office. Pursuant to said Will, Lizzie Putman's three-quarter interest was devised to Mary Ann Kimbro Esaw and James Douglas Kimbro.

In summary, as of July 1, 2003, the property was vested as follows:

Mary Ann Kimbro Esaw	37.5%
James Douglas Kimbro	37.5%
Ross G. Kennedy, Jr.	6.25%
Peggy Parrish	6.25%
Elizabeth A. Kimbro	6.25%
Charlie Mae Jordan Morris	3.125%
Joe Davis Howard	3.125%
Total:	100.0%

This conveyance is subject to such restrictions, encumbrances and easements as may appear of

record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of December, 2003.

Charlie Mae Jordan Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie Mae Jordan Morris, the 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 Nashville, Tennessee, this 19 day of December, 2003.

Notary Public
My Commission Expires: 9-24-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 19th day of December, 2003.

Notary Public
My commission expires: 9-24-05

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