Davidson County DEEDQC
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20040310-0027759

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
Robert A. Irwin 1413 Ardee Avenue Nashville, TN 37216	1. Robert A. Irwin 1413 Ardee Avenue Nashville, TN 37216	Map 82-10 Parcels 17 & 47

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
222 Second Avenue North, Suite 360 M
Nashville, Tennessee 37201
(615) 263-1278

James Alonzo Irwin died on May 28, 2002, leaving a will dated November 24, 1998, and a codicil dated February 25, 1999. The Will and codicil was admitted to Probate on July 23, 2002, in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee. The Will named **David Glenn Ridings as Executor**. The Executor is duly qualified. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. The **Executor** quitclaims to **Robert A. Irwin** all right, title and interest in the following described real estate in Davidson County, Tennessee:

TRACT NO. 1: Being the southerly 470 feet of lot no. 6 on the plan of the first division of the John Shelby Estate in East Nashville, as of record in Plan Book 1, page 10, Chancery Court for said County.

Said part of Lot No. 6 fronts 470 feet on the easterly side of Cowan Street and runs back between parallel lines 192 feet to a dead line.

TRACT NO. 2: Being a strip of land 25 feet in width 12.5 feet wide on either side of the center line of a proposed railroad tract, the center line of said proposed railroad tract being described as follows:

Beginning at a point opposite station 2400/23 of the Louisville and Nashville

Railroad Company's tract no. 43 and 7.25 feet distant at right angles in an easterly direction from the center of said tract No. 43, which point in on the southerly line of the land of the Grantor, thence tangent in a northerly direction diverging 7 deg. 09 min. to the East of said Tract No. 43, for a distance of 79 feet to a point of curve; thence with a curve to the right on a radius of 410.3 feet for a distance of 206.6 feet to a point on the west line of Cowan Avenue, which point is 190.6 feet measured along the westerly line of Cowan Avenue from the Southeast corner of said first party's land, said area containing 6000 square feet more or less.

TRACT NO. 3: Being a lot of land in northeast Nashville, formerly Edgefield, described as follows: Beginning on the westerly margin of North First Street, formerly Whites Creek Pike at the southeast corner of the lot formerly owned by E.C. Lesueur about 150 feet southerly from the southerly margin of Pond Street; thence with the westerly margin of said North First Street; southwardly 50 feet; thence westwardly 210 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet to the southwest corner of Lesueur Lot; thence with the south line of said lot eastwardly 210 feet to the beginning.

TRACT NO. 4: Beginning at a point on the westerly margin of North First Street, 200 feet South of Pond Street or Mrs. Hutchinson's southeast corner; thence south with first street, 50 feet to a point; thence at right angles westwardly 210 feet more or less, to an alley; thence northwardly with said alley 50 feet to said Hutchinson's southwest corner; thence eastwardly with Hutchinson's southerly line 210 feet, more or less, to the beginning corner.

TRACT NO. 5: Being 50 feet on the west side of North First Street and commencing at a point on said street at the northeast corner of Russer Andrew property, and running northwardly 50 feet with said North First Street; thence at right angles westwardly 210 feet to a 12 foot alley; thence southwardly 50 feet with said alley; thence at right angles eastwardly to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREIN are the following two described tracts:

TRACT NO. 1: Being the southerly part of lot no. 6 and part of an unnumbered lot on the Plan of the John Shelby Estate, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey made by S.R. Sanford, Jr., Civil Engineer, February 14, 1944, as follows:

Said part of Lot No. 6 begins at a railroad spike on the easterly margin of Cowan Street at a point 218.3 feet south of the center line of Pond Street, said point being in the center of a spur track; thence with the easterly margin of Cowan Street, southwardly 33.1 feet to the northerly line of lot No. 5; thence with said line eastwardly 192 feet to the westerly margin of an alley; thence with said alley northwardly 349.3 feet to the center of said spur track; thence with the center of said spur track westwardly 193.3 feet to the beginning.

Said part of the unnumbered lot begins on the westerly margin of North First Street opposite the center of the eastern terminus of said spur track, said point being 191.7 feet south of the southerly margin of Pond Street; thence with the westerly margin of North First Street, southwardly 108.3 feet to the northerly line of the Russer Andrew property; thence with said line, westwardly 210 feet to the easterly margin of an alley; thence with said alley northwardly 109.3 feet to the center of said spur track; thence with the center of said spur track, eastwardly to the eastern terminus of said track, continuing in the same direction, in all 210 feet from the beginning.

TRACT NO. 2: Being the same property conveyed to Jay G. Stephenson and Paul V. Harmon by Deed from H.H. Potter, of record in Book 1280, page 51, Register's Office for Davidson County, Tennessee; and

Beginning at a point 152.8 feet from the intersection of Foster Street, and North First Street; thence South 6 deg. 07 min. 03 sec. west 41.7 feet with the western margin of North First Street; thence North 83 deg. 53" west 56.9 feet; thence North 00 deg. 44 min. west 42 feet; thence south 83 deg. 53' east 61.9 feet to the west margin of North First Street which is the point of beginning, containing 2477 square feet more or less.

Being the same property conveyed to the State of Tennessee by Deed from H.H. Potter and Wife, Mary Elizabeth Potter, of record in Book 2995, page 61, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to H.H. Potter by Deed from Third National Bank in Nashville, of record in Book 1279, page 92, Register's Office for Davidson County, Tennessee, the said H.H. Potter having since died in 1967, survived by his widow, Mary E. Potter;, and other heirs, a deed having subsequently been executed conveying said property to the said Mary E. Potter, a widow, said being of record in Book 4208, page 209, said Register's

Office. Mary E. Potter died intestate on June 23, 1993, survived by her brothers, James A. Irwin, Harry E. Irwin and Wallace B. Irwin, as her sole heirs and next of kin.

Being all the same property conveyed to James A. Irwin by Quitclaim Deed from James A. Irwin, Harry E. Irwin and Wallace B. Irwin, of record in Book 9856, page 575, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 COWAN STREET, NASHVILLE, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

WITNESS my hand this 4th day of March, 2004.

DAVID GLENN RIDINGS, EXECUTOR
ESTATE OF JAMES ALONZO IRWIN

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Randi Lettnn Crawford, a Notary Public in and for said County and State, the within named DAVID GLENN RIDINGS, EXECUTOR, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11/25/2006

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STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $0.00.

Subscribed and sworn to before me this 4th day of March, 2004.

DAVID GLENN RIDINGS, EXECUTOR

NOTARY PUBLIC

My Commission Expires: 11/25/2006