PICK-UP

Davidson County DEEDQC
Recvd: 05/25/04 14:36 4pgs
Fees:23.00 Taxes:131.72
20040525-0061415

# QUITCLAIM DEED

**FROM**: John Daniel Williams and Frances Williams Coffey, Grantors

**TO**: James Gower Williams, Grantee

**ADDRESS NEW OWNER AND SEND TAX NOTICES TO**:

James Gower Williams
911 Delray Drive
Nashville, TN 37209

**MAP**: 091-10-0 - **PARCEL**: 337

The following Quitclaim Deed is executed by John Daniel Williams and Frances Williams Coffey, Grantors, to James Gower Williams, Grantee, in order to carry out the terms of an Estate Settlement Agreement, dated 4-23-04 with respect to the Estate of Mary Frances Williams, a/k/a Mary M. Williams, deceased.

## RECITALS:

The derivation of title to the property herein conveyed is described as follows:

1) By Warranty Deed of record in Book 3885, page 534, Register's Office for Davidson County, Tennessee, the property was conveyed by Mary L. Turner to Mary Frances Williams.

2) By Quitclaim Deed dated August 25, 1998 and recorded on that date in Book 11081, page 414, Office of the Register for Davidson County, Tennessee, Mary Frances Williams conveyed a one-fifth ($1/5^{th}$) undivided interest to each of her children, Frances W. Coffey, James Gower Williams and John Daniel Williams. As a result of that Quitclaim Deed, Mary Frances Williams retained ownership of a two-fifths ($2/5^{th}$) interest, and Frances W. Coffey, James Gower Williams and John Daniel Williams each own a one-fifth ($1/5^{th}$) undivided interest.

3) The said Mary Frances Williams died on the 23rd day of February, 2003 in Davidson County, Tennessee.

4) The Last Will and Testament of Mary Frances Williams, dated the 8th day of December, 1998, was probated in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee on the 27th day of March, 2003 in case No. 03P-580. The will left the entire residue of the estate, including a two-fifths ($2/5^{th}$) undivided interest in the property herein conveyed, to Frances Williams Coffey, James Gower Williams and John Daniel Williams, in equal shares. Under the said Quitclaim Deed previously executed and recorded and the said will of Mary Frances Williams, one-third ($^1/_3$) undivided interests were owned by each of the following: Frances Williams Coffey, James Gower Williams and John Daniel Williams.

5) On April 23, 2004, Frances Williams Coffey, James Gower Williams and John Daniel Williams entered into an Estate Settlement Agreement under which the property herein conveyed, described as 911 Delray Drive, Nashville, Tennessee, would be acquired by James Gower Williams at an agreed valuation of $53,400.00.

6) It is the purpose of this Quitclaim Deed for Frances Williams Coffey and John Daniel Williams to quitclaim, transfer and convey to James Gower Williams, all of their right, title and interest in and to the property herein described, their respective one-third undivided interests being valued at $17,800.00 each.

## CONVEYANCE

For and in consideration of the terms of an Estate Settlement Agreement dated April 23, 2004, and the matters set forth above, Frances Williams Coffey and John Daniel Williams hereby quitclaim, transfer and convey unto James Gower Williams, his heirs and assigns, all of their right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 113, Section Two, Morrow Meadows, as of record in Book 2331, page 16, Register's Office for said County.

Said Lot No. 113 fronts 50 feet on the westerly line of Delray Drive and runs back 231 feet on the southerly line and 231.2 feet on the northerly line to a deadline in the rear, measuring 59 feet thereon.

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

Being the same property a one-fifth (1/5th) undivided interest to which was conveyed to Frances W. Coffey, James Gower Williams and John Daniel Williams, by Quitclaim Deed from Mary Frances Williams, of record in Book 11081, page 414, Office of the Register for Davidson County, Tennessee. The remaining two-fifths (1/5th) interest was devised under the Will of Mary Frances Williams to Frances W. Coffey, James Gower Williams and John Daniel Williams, the said Will being of record in the office of the Clerk of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee under docket no: 03P-580.

This is improved property known as 911 Delray Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned, Frances Williams Coffey and John Daniel Williams, have executed this quitclaim deed on this 12th day of May, 2004.

Frances W Coffey
Frances Williams Coffey

John Daniel Williams
John Daniel Williams

State of Tennessee )
County of Davidson )

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, personally appeared the within named, Frances Williams Coffey and John Daniel Williams, the Bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 12th day of May, 2004.

Susan Long Oliver
Notary Public

My Commission Expires: 9-30-06

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being first duly sworn, makes oath that the consideration or value, whichever is greater for the above transfer, is in the amount of $ 35,600.00.

This 12th day of May, 2004.

James Gower Williams
James Gower Williams

Sworn to and subscribed before me
this 12th day of May, 2004.

Susan Longoliver
Notary Public

My Commission Expires: 9/30/06




**THIS INSTRUMENT WAS PREPARED BY:**

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