PICK-UP

Davidson County DEEDQC
Recvd: 05/25/04 14:37 4pgs
Fees:23.00 Taxes:518.00
20040525-0061416

QUITCLAIM DEED

FROM: James Gower Williams and John Daniel Williams, Grantors

TO: Frances Williams Coffey, Grantee

ADDRESS NEW OWNER AND SEND TAX NOTICES TO:

Frances Williams Coffey
873 Belton Drive
Nashville, TN 37205

MAP: 102-14 - **PARCEL**: 107

The following Quitclaim Deed is executed by John Daniel Williams and James Gower Williams, Grantors, to Frances Williams Coffey, 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 dated April 16, 1956, Brookmeade Subdivision, Inc. conveyed the property to James D. Williams and wife, Mary M. Williams. The said deed was recorded April 27, 1956, in Book 2536, page 517, Office of the Register for Davidson County, Tennessee.

2) The said James D. Williams died on the 7th day of March, 1997 in Davidson County, Tennessee and Mary M. Williams became the sole owner of the property.

3) The said Mary M. Williams died on the 23rd day of February, 2003 in Davidson County, Tennessee. Mary M. Williams and Mary Frances Williams are one and the same person.

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 the property herein conveyed, to Frances Williams Coffey, John Daniel Williams and James Gower Williams, in equal shares. Under the said will Frances Williams Coffey, John Daniel Williams, and James Gower Williams each own a one-third undivided interest in the property.

5) On April 23, 2004, Frances Williams Coffey, John Daniel Williams and James Gower Williams entered into an Estate Settlement Agreement under which the property herein conveyed, described as 873 Belton Drive, Nashville, Tennessee, would be acquired by Frances Williams Coffey at an agreed valuation of $210,000.00.

6) It is the purpose of this Quitclaim Deed for James Gower Williams and John Daniel Williams to quitclaim, transfer and convey to Frances Williams Coffey all of their right, title and interest in and to the property herein described, their respective one-third undivided interests being valued at $70,000.00 each.

CONVEYANCE

For and in consideration of the terms of an Estate Settlement Agreement dated April 23, 2004, and the matters set forth above, James Gower Williams and John Daniel Williams hereby quitclaim, transfer and convey unto Frances Williams Coffey, her 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:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 340 on the Plan of Brook Meade, Section IX, of Record in Book 2331, pages 34 and 35, Register's office for said county.

Said Lot No. 340 fronts 120.5 feet on the southerly margin of Belton Drive and extents back southwardly 388 feet on the easterly side and 387.1 feet on the westerly side to a dead line in the rear measuring 114.1 feet.

This conveyance made subject to restrictions of record in Book 2436, page 553, said Register's Office.

Being the same property conveyed to James D. Williams and wife, Mary M. Williams by deed from Brookmeade Subdivision, Inc., a Tennessee corporation, of record in Book 2536, page 517, office of the Register for

Davidson County, Tennessee. The said James D. Williams died on the 7th day of March, 1997, survived by Mary M. Williams, who died on the 23rd day of February, 2003.

The said Mary M. Williams a/k/a Mary Frances Williams, devised the said property to Frances Williams Coffey, John Daniel Williams and James Gower Williams by Will 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 873 Belton Drive, Nashville, TN 37205.

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

James Gower Williams
James Gower Williams

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, James Gower Williams 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

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/30/06

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 $140,000.00.

This 12th day of May, 2004.

Frances W Coffey
Frances Williams Coffey

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

Susan Long Oliver
Notary Public

My Commission Expires: 9/30/06



THIS INSTRUMENT WAS PREPARED BY:

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