Davidson County DEEDQC
Recvd: 06/14/04 09:13 3pgs
Fees:22.00 Taxes:0.00
20040614-0069690

EXECUTOR'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP 51-4
DONALD FRANCIS COMBS	DONALD FRANCIS COMBS	PAR. 22
634 GIBSON DR.	634 GIBSON DR.	
MADISON, TN. 37115	MADISON, TN. 37115	

THIS INSTRUMENT PREPARED BY: ROBERT JOHNSON, ATTORNEY
518 S. GALLATIN PIKE
MADISON, TN. 37115

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 Decedant, Jo Ann Bowen Combs, in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 03P783.

Donald F Combs
DONALD FRANCIS COMBS

Sworn and subscribed before me this the 18 day of May, 2004.

Notary

My commission expires: My Commission Expires SEPT. 25, 2004

SEAN L PONDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jo Ann Bowen Combs died on October 18, 2002, leaving a will dated December 10, 1992 and a holographic codicil dated April 15, 2000. A Family Settlement Agreement concerning the distribution of her estate was entered by all next of kin and heirs through an agreed order. Her estate is being probated in accordance therewith.

The will was admitted to probate on May 27, 2003 in the Seventh Circuit Court for Davidson County, Tennessee Docket No. 03P783 and Donald Francis Combs was appointed as Executor of the estate and the executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax Clearance has been received being account no. 440668226.

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 agreed order concerning family settlement agreement:

DONALD FRANCES COMBS as the Executor Quitclaims to Robert Johnson, trustee, all right, title, and interest in the following described real property: described real estate in Davidson County, Tennessee:

Said Lot No. 4 fronts 75 feet on the west side of Gibson Drive and runs back between lines 272.5 feet on the south line and 280.7 feet on the north line to a dead line on which it measures 62 feet.

Being the same property conveyed to Edde B. Denton and wife, Jo Anne Denton by deed from William D. Jakab and wife, Clementine J. Jakab, of record in Book 116, Page 701, Register's Office of Davidson County, Tennessee.

Edde B. Denton, having predeceased Jo Anne Denton.

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 634 Gibson Dr., Madison, TN. 37115. This transfer is by Quitclaim and no warranties are made as to title.

And now, I, the said Robert Johnson, Trustee does hereby quitclaim to **Donald Francis Combs**, all right, title and interest in the hereinabove described real property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness, my hand, this the 18 day of May, 2004.

Donald F Combs

DONALD FRANCIS COMBS, EXECUTOR

ROBERT JOHNSON, TRUSTEE

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald Francis Combs, Executor of the Estate of Jo Ann Bowen Combs, 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 18 day of May, 2004.

Notary

My commission expires: My Commission Expires SEPT. 25. 2006

SEAN L. ROWDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Johnson, Trustee, 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 18 day of MAY, 2004.

Notary

My commission expires: My Commission Expires SEPT. 25, 2004

SEAN L PONDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TEN