Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20041109-0135135

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	L. G. Burnett, Jr. Attorney at Law 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Debra Dennis	Debra Dennis	075130058.00
254 Bonnalyn Dr.	202 Crestmont Dr.	
Nashville, TN 37076	Hendersonville, TN 37075	

Ben T. Love died testate on August 21, 2004. His daughter, **Debra Dennis**, was named as Administratrix CTA in the Will and was appointed Personal Representative of the **Estate of Ben T. Love** on October 7, 2004 by order of the Probate Court for Davidson County, Tennessee, Docket #04P-1541.

The Personal Representative is duly qualified. The Personal Representative, by signing this Deed, releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the law of the State of Tennessee, **Debra Dennis**, as Personal Representative of the **Ben T. Love**, quitclaims to **Debra Dennis**, all right, title and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 217 on the Plan of Section Two, Revised, Hermitage Hills, as of record in Book 2900, Page 112, Register's Office for said County.

SAID Lot No. 217 fronts 80 feet on the southerly side of Bonnalynn Drive, and extends back 149.25 feet on the easterly line and 148.9 feet on the westerly line, to a dead line in the rear on which it measures 80 feet.

This conveyance is made subject to all restrictive covenants, easements and set back lines tat are applicable to the above described property.

BEING the same property conveyed to Dorothy J. McClanahan, unmarried, by Warranty Deed from Herman Johnson and wife, Creig M. Johnson, of record in Book 3459, Page 205, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ben T. Love by Executor's Deed by Ben T. Love, Executor of the Estate of Dorothy J. McClanahan Love of record in Instrument Number 20020828-0104033, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as **254 Bonnalyn Dr., Nashville, Tennessee 37076**

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

Witness my hand this 2nd day of November 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Debra Dennis

DEBRA DENNIS, Executrix of the Estate
of Ben T. Love

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 **Debra Dennis**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Administratrix CTA of the Estate of Ben T. Love and she, as such Administratrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as Administratrix.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November 2004.

Leslie H. Barr
NOTARY PUBLIC

LESLIE H. BARR NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

My commission expires: 01/26/2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for for this transfer is **$ NONE**. Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Subscribed and sworn before me,
this the 2nd day of November 2004.

Debra Dennis
Affiant

Leslie H. Barr
NOTARY PUBLIC

My commission expires: 01/26/2008

LESLIE H. BARR NOTARY PUBLIC AT LARGE DAVIDSON CO. TN