THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDQC
Recvd: 01/05/05 14:01 3 pgs
Fees:17.00 Taxes:0.00
20050105-0001958

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parc
Michael Wayne Bagsby 409 Bass Street Goodlettsville, Tennessee 37072	Same	Map: GO-10358 Parcel:19-13-5

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Clarence E. Bagsby, Jr., Executor for the Estate of Clarence E. Bagsby, Sr.** by these presents does hereby quitclaim and convey its interest in the following described tract or parcel of land located in Davidson County, Tennessee unto **Michael Wayne Bagsby** its successors and assigns. Letter of Testamentary issued by the Seventh Circuit Court for Davidson County, Tennessee appointing Clarence E. Bagsby, Jr. as Executor for the Estate of Clarence E. Bagsby, Sr. is attached as Exhibit A. The property is described as follows:

BEING lot No. 30 on the Plat of James M. Phipps Addition to Goodlettsville, of record on Plat Book 547, Page 151, Register's Office for said County.

SAID Lot No. 30 fronts 50.0 feet on the easterly margin of Bass Avenue and extends back between lines 139.2 feet on the northerly line, and 146.9 feet on the southerly line to a line along the westerly margin of an unnamed street, on which it measures 50.00 feet.

Being the same property conveyed to Clarence Eugene Bagsby (deceased) and wife, Susie S. Bagsby (deceased) of record in Deed Book 5447 at Page 134 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Bass Street, Goodlettsville, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me
this 4th day of January, ~~2004~~ 2005.
My Commission Expires: 5-28-06
(Affix Seal)

Affiant

Notary Public

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Witness my hand this 4th day of January, 2005, the bargaining party, having caused my name to be signed hereto on said day and date.

By:
Clarence E. Bagsby, Jr.
Executor for the estate of Clarence E. Bagsby, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, Clarence E. Bagsby Jr., the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4th day of January, ~~2004~~ 2005

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-28-06

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

04P1962

To CLARENCE E. BAGSBY JR. :

It appearing to the Court that CLARENCE E. BAGSBY SR. has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said CLARENCE E. BAGSBY JR. to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this December 14, 2004 and 225th year of American Independence.

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to CLARENCE E. BAGSBY JR., Executor of the estate of CLARENCE E. BAGSBY SR. deceased, and I do further certify that CLARENCE E. BAGSBY JR. is still acting Executor of the estate of CLARENCE E. BAGSBY SR., and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 14th day of December, 2004.

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK