Davidson County DEEDQC
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20050323-0031686

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Charles Herbert Winkler, et ux	Same	Map
4013 Nebraska Ave.		Parcel
Nashville, TN 37209		

Frances Winkler Vaughan died on September 16, 2004 leaving a Will dated January 28, 1994. The Will was admitted to probate on October 14, 2004 in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Docket Number 04P-1634. The Will named **Charles Herbert Winkler** as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of **Frances Winkler Vaughan**, **Charles Herbert Winkler**, Executor, quitclaims to **Charles Herbert Winkler** and wife, **Margaret Troxel Winkler** all right, title and interest in the following described real estate in Davidson County, Tennessee.

BEING Lot No. 504 and the westerly 25 feet of Lot No. 502, Block 24, Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.

SAID Lot No. 504 and part of Lot No. 502 front together 85 feet on the southerly side of Nevada Avenue and run back between parallel lines, along the westerly margin of 46th Avenue North, 150 feet to an alley.

BEING the same property conveyed to Truman L. Vaughan and wife, Frances W. Vaughan, by deed from Anna E. Hooper, a widow, of record in Book 2035, Page 26, Register's Office for Davidson County, Tennessee, Truman L. Vaughan having predeceased his wife on April 20, 1975 and Frances W. Vaughan having not remarried.

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

This is improved property known as **4603 Nevada Avenue, Nashville, TN 37209**.

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

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand this 21 day of March 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Charles Herbert Winkler

CHARLES HERBERT WINKLER,
Executor of the Estate of Frances Winkler Vaughan

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 **Charles Herbert Winkler, Executor for the Estate of Frances Winkler Vaughan**, the bargainor, 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 Nashville, Tennessee, this 21 day of March 2005

NOTARY PUBLIC

My commission expires: September 30, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE**

Subscribed and sworn before me, this the 21st day of March 2005.

Charles Herbert Winkler
Affiant

NOTARY PUBLIC

My commission expires: September 30, 2006