Davidson County DEEDQC
Recvd: 07/28/05 11:05 3 pgs
Fees:17.00 Taxes:0.00

20050728-0088546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- AS THIS INSTRUMENT IS EXECUTED TO IMPLEMENT A TESTAMENTARY DEVISE.

Bryan Monday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF **JULY, 2005.**

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | | MAP-PARCEL NUMBERS |
|---|---|---|
| **BRYAN MONDAY** | **SAME** | **24W-13125** |
| (NAME) | (NAME) | Map 117-4 |
| **1504 PARIS AVENUE** | | |
| (ADDRESS) | (ADDRESS) | Par 191 |
| **NASHVILLE, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## ***EXECUTOR'S QUITCLAIM DEED***

**FOR AND IN CONSIDERATION** OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND IN CONNECTION WITH THE DISTRIBUTION AND CLOSING OF THE ESTATE OF **VIRGINIA MONDAY,** THE DECEDENT HAVING DIED INTESTATE LEAVING **BRYAN MONDAY** AS HER SOLE HEIR AT LAW. THE PROBATE COURT CLERK'S OFFICE HAVING ISSUED LETTER'S OF ADMINISTRATION TO **BRYAN MONDAY** UNDER DOCKET NO. 05P-340 HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, CONVEY AND FOREVER QUITCLAIM UNTO **JIMMY A. DUNCAN,** ALL OF HIS RIGHT, TITLE, AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: TRUSTEE

Being Lot No. 49 on the Plan of Vicotoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 62,5 feet on the Northerly margin of Paris Avenue, and runs back between parallel lines measuring 139.5 feet on each line to an alley in the rear.

Being the same property conveyed to Albert L. Ewing and wife, Virginia W. Ewing, under deed from Adolf E. Reuter and wife, Anna Reuter as of record in Book 4067, page 187, Register's Office for Davidson County, Tennessee. The said Albert L. Ewing having predeceased Virginia Monday.

And Now, I, **JIMMY A. DUNCAN, TRUSTEE,** for the express purpose of caring out the intent of this Conveyance, as set out, do hereby quitclaim al my interest unto **BRYAN MONDAY,** his heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made.

To have and to hold said real property, with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, their heirs, representatives and assigns, in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple and has a good right to convey it, and that the said property is unencumbered, except as provided herein.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property known as **1504 PARIS AVENUE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of **JULY, 2005.**

Bryan Monday
**BRYAN MONDAY**

Jimmy A. Duncan
**JIMMY A. DUNCAN, TRUSTEE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Bryan Monday
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29 DAY OF July 20 05
Deputy Register

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 **BRYAN MONDAY, Executor of the Estate of Virginia Monday,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, in his capacity as Executor of the Estate of Virginia Monday.

**WITNESS** my hand and official seal at office this 28th day of **JULY, 2005.**

My Commission Expires: 9-22-2007

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Jimmy A. Duncan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named **JIMMY A. DUNCAN, TRUSTEE,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee this the 28 day of **JULY, 2005.**

My Commission Expires: **SEPTEMBER 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Lee A. Cohen
Notary Public