Davidson County DEEDQC
Recvd: 06/06/06 15:41 3 pgs
Fees:17.00 Taxes:0.00
20060606-0067065

EXECUTOR'S QUITCLAIM DEED

Address of Grantees:	Send Tax Bills to:	Map and Parcel Number: 13500021400
WALTER C. WAGGONER 2515 Smith Springs Road Nashville, Tennessee 37217	WALTER C. WAGGONER 2515 Smith Springs Road Nashville, Tennessee 37217	

Date: May 7, 2006

Grantees: WALTER C. WAGGONER for life, then to CHERYL M. TRAVIS and GARY C. WAGGONER

Grantee's Mailing Address: 2515 Smith Springs Road, Nashville, Tennessee 37217

MARGARET S. WAGGONER died on January 6, 2005, leaving a Will dated January 6, 1971. The Will was admitted to probate on June 29, 2005 in the Probate Court of Davidson County, Tennessee, Docket No. 05P-987. The Probate Court appointed CHERYL M. TRAVIS as executrix. The executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt No. 440924814, a copy of which is attached as Exhibit A. The executrix by signing this Deed releases any right the executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provision of the Will of MARGARET S. WAGGONER and the spousal rights of WALTER C. WAGGONER, CHERYL M. TRAVIS, executrix, quitclaims to WALTER C. WAGGONER, for life, and then to CHERYL M. TRAVIS and GARY C. WAGGONER all right, title and interest in the following described property in Davidson County, Tennessee:

Property (including any improvements):

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described partly according to a copy of a survey made August 24, 1956, by Wm. Collier Parrish Associates, Engineers, as follows:

Beginning at a point in the center line of Smith Springs Road, said point being the northeast corner of the property conveyed to L. Goodson and wife, by deed of record in Book 2593, page 205, Register's Office, Davidson County, Tennessee, and being the northwest corner of the property belonging to Walter C. Waggoner and wife, Margaret Sara Waggoner; thence leaving said road south 19 deg. west 251 feet along a fence line to the center line of an old road; thence with the center line of said old road 45 feet; thence north 19 deg. east 251 feet, more or less, to the center line of Smith Springs Road; thence south 57 deg. east 45 feet to the point of beginning.

This instrument was prepared by:
Jeremy Pharr
229 Ward Circle, Suite A-23
Brentwood, Tennessee 37027

Being part of the same property conveyed to Margaret S. Waggoner, by deed from Walter C. Waggoner of record in Book 3786, page 780, Register's Office, Davidson County, Tennessee.

This is improved property, known as 2515 Smith Springs Road, Nashville, Tennessee 37217.

This transfer is by Quitclaim and no warranties are made about the title.

ESTATE OF MARGARET S. WAGGONER

By: Cheryl M Travis
Cheryl M. Travis, Executrix

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

On this 17th day of May, ~~2005~~ 2006, before me personally appeared CHERYL M. TRAVIS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Gary L. Hudson
Notary Public, State of Tennessee

My Commission Expires: 1/24/09

GARY L. HUDSON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:
Jeremy Pharr
229 Ward Circle, Suite A-23
Brentwood, Tennessee 37027

N0019001

8495123051025

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

October 28, 2005

ESTATE OF MAGARET S WAGGONER
ATTN: JEREMY PHARR
229 WARD CIR STE A23
BRENTWOOD TN 37027-7597

Account Type:	INHERIT TX
Account No.:	440924814
Date of Death:	January 6, 2005
County:	DAVIDSON
Social Security No.:	[redacted]-7652

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF MAGARET S WAGGONER
ATTN: JEREMY PHARR
229 WARD CIR STE A23
BRENTWOOD, TN 37027-7597

October 28, 2005

Account Type:	INHERIT TX
Account No.:	440924814
Date of Death:	January 6, 2005
County:	DAVIDSON
Social Security No.:	[redacted]-7652

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Estate Tax:	$0.00
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Penalty:	$0.00
Total:	$0.00

RV-N001900