Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20061227-0159123

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

EXECUTOR'S QUITCLAIM DEED

Grantor: **Estate of Bradford K. Sheridan, Deceased**	
Grantee: **James K. Sheridan and wife, Kimberly C. Sheridan**	
County: **Davidson.**	
Name and Address of New Owner: James K. Sheridan and Kimberly C. Sheridan 4403 Scenic Drive Nashville, TN 37204	**Send Tax Bills To: Same** **Map and Parcel No. (s):** 131-8, Parcel 71

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

James K. Sheridan,
Affiant

Subscribed and sworn to before me,
this 22nd day of December, 2006.

Notary Public
My commission expires September 22, 2007.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

seal

THIS EXECUTOR'S QUITCLAIM DEED is executed on this 22nd day of December, 2006, by Sarah S. Wood and James K. Sheridan (the "Executors"), who are the Executors of the **Estate of Bradford K. Sheridan, Deceased** ("Grantor").

R E C I T A L S:

WHEREAS, Bradford K. Sheridan (the "Decedent") died on January 2, 2003;

WHEREAS, at the time of her death, the Decedent, who was unmarried, owned the real property described in Exhibit A attached hereto (the "Property");

WHEREAS, the Executors are the duly qualified personal representatives of the Estate of Bradford K. Sheridan, Deceased, which estate was opened on the 22nd day

of January, 2003, in the Seventh Circuit Court of Davidson County, Tennessee, at which time the Decedent's last will (the "Decedent's Will") was admitted to probate, Case No. 03P108, and is lodged with the Clerk of the Court as Instrument No. 5027/999038;

WHEREAS, Section 10.2 of Article X of the Decedent's Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executor as personalty;

WHEREAS, Section 4.3 of Article IV of the Decedent's Will names the Decedent's children as residuary distributees of the Decedent's estate;

WHEREAS, the debts and taxes imposed upon the Decedent's estate (including death taxes) and the expenses of administration have been either paid or adequate provision therefor made by Grantor; and

WHEREAS, James K. Sheridan has requested that the Executors convey the Property, which constitutes a part of his share of the Estate of Bradford K. Sheridan, Deceased, to him and his wife as tenants by the entireties.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for $10.00 and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby quitclaim and convey unto **James K. Sheridan** and wife, **Kimberly C. Sheridan**, the grantees hereunder ("Grantees"), all of Grantor's right, title and interest in and to the Property. The Property is conveyed to Grantees subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, this Executor's Quitclaim Deed has been executed on the day and year first above written by the duly appointed Executors of the Estate of Bradford K. Sheridan, Deceased.

Sarah S. Wood
Executor of Estate of
Bradford K. Sheridan, Deceased

James K. Sheridan
Executor of Estate of
Bradford K. Sheridan, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Sarah S. Wood** and **James K. Sheridan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Personal Representatives (Executors) of the **Estate of Bradford K. Sheridan, Deceased**, the within named bargainor, and that they as such Personal Representatives executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2006.

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HEARING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being part of a 5.39 acre tract of land or lot in the Subdivision of the W. G. Hirsig Home Place, said subdivision being known as Zenaida Place, not of record, described according to survey by George W. Watkins, Surveyor, dated June 17, 1952, as follows:

Beginning at the westerly margin of the property conveyed to William F. Sheridan, Jr. and wife by deed of Ed E. Thalman and wife of record in Book 2150, Page 285, Register's Office for Davidson County, Tennessee; 300 feet south of the northwest corner of said William F. Sheridan Jr.'s property; thence along Sheridan, Jr.'s southerly line eastwardly 155 feet to a point in Brown's Creek; thence south 0 degrees 38' west 110 feet, more or less, to a point; thence south 76 degrees 30' east 22 feet to the westerly margin of Scenic Drive; thence with the same south 9 degrees 30' west 79 feet to an iron pin; thence north 87 degrees 30' west 176.4 feet to a pont in the extension of the westerly line of the William F. Sheridan, Jr.'s property; thence north 3 degrees 30' east 224 feet, more or less, to the point of beginning.

Being the same property conveyed to Bradford K. Sheridan, a married woman, from Ann H. Moss, a married woman who husband, J. E. Moss, joined in the deed of conveyance, by deed of record in Book 6693, Page 116, Register's Office for Davidson County. And Bradford K. Sheridan's husband, William F. Sheridan, Jr., predeceased Bradford K. Sheridan on February 27, 1999.

This is improved property known as 4403 Scenic Drive, Nashville, Tennessee.

The legal description above was taken from the deed by which the Property was conveyed to Bradford K Sheridan. The Property was not surveyed at the time of this conveyance and no title search was performed.

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