THIS INSTRUMENT PREPARED BY:

SULLIVAN F. MARSDEN
PO BOX 198888
NASHVILLE, TN 37219

Davidson County DEEDQC
Recvd: 02/06/07 16:08 3 pgs
Fees:17.00 Taxes:0.00
20070206-0015786

QUITCLAIM DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Jacquolyn R. Fitzgerald 8251 Jamie Place Brentwood, TN 37027	SAME	Map: 106-16 Parcel: 52

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this transfer is $0.00.

Sullivan F. Marsden
AFFIANT

Linda H. Roberts
NOTARY PUBLIC
My Commission Expires: 7/27/2009

LINDA H. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

In exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JACQUOLYN R. FITZGERALD as Executrix of the ESTATE OF LENO E. FITZGERALD ("GRANTOR"), Quitclaims, and by these presents does hereby convey unto JACQUOLYN R. FITZGERALD, an individual ("GRANTEE"), the Estate's entire one-half (½) **interest** in a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of the H. W. Williams' land, as of record in Book 547, Page 63, Register's Office for said county and described according to survey made by William Collier Parrish Associates, Civil Engineers, dated April 1959 as follows:

Said Lot No. 10 fronts 120 feet on the northeasterly side of Murfreesboro Road and runs back between parallel lines 190 feet to a dead line measuring 120 feet thereon.

DERIVATION:

This property is commonly known as 1050 Murfreesboro Road, Nashville, Davidson County, Tennessee. On February 24, 1977, KFC National Management Company conveyed its interest in this property to John U. Wilson and L. E. Fitzgerald. This conveyance was recorded in Book 5119, Page 389, Register's Office of Davidson County, Tennessee.

This deed conveys only the one-half (½) interest held by Mr. Fitzgerald since 1977.

Leno E. Fitzgerald died January 27, 2006, leaving his estate to his wife, Jacquolyn R. Fitzgerald, and appointing her executrix (Williamson County, Tennessee Probate Case No. P06-4245). She is the GRANTOR and he the GRANTEE in this deed.

GRANTOR hereby conveys her interest in the above described property to the said GRANTEE.

WITNESS my hand this 29th day of January, 2007.

Jacquolyn R. Fitzgerald

JACQUOLYN R. FITZGERALD, Executrix of the
ESTATE OF LENO E. FITZGERALD

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 JACQUOLYN R. FITZGERALD, Executrix of the ESTATE OF LENO E. FITZGERALD, 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.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of January, 2007.

Molly Kinnan

NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 22, 2008

MOLLY KINNAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVISDON COUNTY

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE

IN THE MATTER OF THE ESTATE OF
Leno E. Fitzgerald, DECEASED
Resident of Williamson County, Tennessee

NO. P064245

PROBATE

Address: 8251 Jamie Place, Brentwood, TN 37027

Date of Death: January 27, 2006

Executor(s): Jacquolyn R. Fitzgerald

LETTERS TESTAMENTARY

It appearing to the Chancery Court that the above-named deceased person has made a Last Will and Testament appointing the above-named Executor(s) to the same, which Will has been exhibited in this Court and proved and admitted to probate according the laws of the State of Tennessee, and the Executor(s) having qualified according to law;

THESE LETTERS THEREFORE ARE ISSUED to the above-named Executor(s), being now empowered to enter upon the execution of said will and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary, this the 2 day of March, 2006.

ELAINE B. BEELER, CLERK AND MASTER
By _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I do solemnly swear that I will honestly and faithfully discharge the duties required by law as Executor of the estate of the above-named deceased person, to the best of my knowledge and ability. So help me God.

✓ Jacquolyn R. Fitzgerald

Subscribed and sworn to before me, this the 2 day of March, 2006.

ELAINE B. BEELER, CLERK AND MASTER
By _____

CHANCERY COURT SEAL WILLIAMSON CO. TN

CERTIFICATE

I, Clerk and Master of this Court, certify that: (i) this is a Court of Records; (ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate; (iii) these Letters are still in full force and effect as of this date; and (iv) these Letters appear on file in the office of the Clerk and Master for Williamson County, Tennessee.

Witness my hand and seal, this the 7 day of November, 2006.

ELAINE B. BEELER, CLERK AND MASTER
By Debra Stevens

CHANCERY COURT SEAL WILLIAMSON CO. TN