THIS INSTRUMENT PREPARED BY:

SULLIVAN F. MARSDEN
PO BOX 198888
NASHVILLE, TN 37219

Davidson County DEEDQC
Recvd: 02/06/07 16:08 5 pgs
Fees:27.00 Taxes:0.00
20070206-0015787

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

LINDA H. ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Linda H. Robertson
NOTARY PUBLIC
My Commission Expires: 2009

Sullivan F. Marsden
AFFIANT

In exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sullivan F. Marsden, Administrator D. B. N. C. T. A. of the Estate of Sadye T. Wilson ("GRANTOR"), Quitclaims, and by these presents does hereby convey unto Jacquolyn R. Fitzgerald, an individual ("GRANTEE"), the Estate's entire **one-quarter (¼) 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.

John U. Wilson died August 16, 1992. His co-executor distributed his one-half (½) interest as follows: one-half (i.e. 25%) to Trust A under his will and one-half (i.e. 25%) to Trust B under his will. This conveyance was recorded at Book 9220, Page 445, Register's Office of Davidson County, Tennessee.

AFFIDAVIT:

By his signature below, Sullivan F. Marsden, Administrator, DBNCTA of the Estate of Sadye T. Wilson, swears and affirms that during her life, Trust A benefited Mr. Wilson's widow, Sadye T. Wilson, and under its terms became part of her estate at her death.

AFFIDAVIT:

By their signatures below, Jacquolyn R. Fitzgerald, executrix of the Estate of Leno E. Fitzgerald, and Sullivan F. Marsden, Administrator, DBNCTA of the Estate of Sadye T. Wilson, swear and affirm that Leno E. Fitzgerald bought Trust A's one-quarter (¼) interest from the Estate of Sadye T. Wilson. This conveyance was never recorded because Mr. Fitzgerald died January 27, 2006.

This deed conveys the above one-quarter (¼) interest to Jacquolyn R. Fitzgerald, but the conveyance occurs in three steps:

1. From Trust A U/W John U. Wilson to the Estate of Sadye T. Wilson in accordance with the terms of Trust A (see affidavit, above).

2. From the Estate of Sadye T. Wilson to Leno E. Fitzgerald (by purchase; see affidavit, above).

3. From the Estate of Leno E. Fitzgerald to his widow, Jacquolyn R. Fitzgerald under the terms of Mr. Fitzgerald's will (Williamson County, Tennessee Probate Case No. P06-4245).

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

WITNESS my hand this 12th day of January, 2007.

Sullivan F. Marsden

SULLIVAN F. MARSDEN, Administrator DBNCTA
ESTATE OF SADYE T. WILSON

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 **Sullivan F. Marsden, Administrator, D. B. N. C. T. A. of the Estate of Sadye T. Wilson, 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 12th day of January, 2007.

NOTARY PUBLIC
My Commission Expires 2/4/2009

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, 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 Arnsouth, Tennessee this 29th day of January, 2007.

Molly Kinnan

NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 22, 2008

My Commission Expires: _____

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 _____

THE CHANCERY COURT OF WILLIAMSON CO. TN SEAL

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 Clerk

THE CHANCERY COURT OF WILLIAMSON CO. TN SEAL

SEVENTH CIRCUIT (PROBATE) COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS OF ADMINISTRATION *d.b.n./c.t.a.*

Estate of **Sadye Tune Wilson**, Docket No. **04P-71**

To: **Sullivan F. (Lee) Marsden:**

IT APPEARING to the Court that **Sadye Tune Wilson** has died, leaving a written will which has been duly proven in open Court, and application being made to have Letters of Administration with the Will annexed granted to you on the estate of this decedent in order to complete the administration, and you having qualified according to law, and the Court having ordered that Letters issue:

THEREFORE, you, **Sullivan F. (Lee) Marsden**, are empowered to enter upon the execution of said Will and take into your possession all the property, and to make to this Court, within sixty days from this date, a perfect Inventory thereof and to make due collection of all debts, and after paying all the just demands against the estate, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hand, and to do all other things that may be required, according to the provisions of said Will, and the law of the land. HEREIN FAIL NOT.

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this 10th day of May, 2006.

Richard R. Rooker, Clerk

Without Bond
Order of 05.10.06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration with the will annexed, issued to **Sullivan F. (Lee) Marsden**, in this estate, and I do further certify that this person(s) is still acting as the personal representative in this estate, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this 10th day of May, 20 06.

Richard R. Rooker, Clerk

D.C.