Davidson County DEEDQC
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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:	**Send Tax Bills To: Same**
James K. Sheridan and Kimberly C. Sheridan 4403 Scenic Drive Nashville, TN 37204	**Map and Parcel No. (s):** 145-10-0071.00

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 16TH day of February, 2008.

Notary Public
My commission expires August 23, 2011.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
seal

THIS EXECUTOR'S QUITCLAIM DEED is executed on this 16TH day February, 2008, by Sarah S. Wood and James K. Sheridan (the "Executors"), who are the Executors of the **Estate of Bradford K. Sheridan, Deceased** ("Grantor").

RECITALS:

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; and

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.

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 (together, the "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, exec.

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 16TH day of February, 2008.

Notary Public

My Commission Expires August 23, 2011.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Brigid Ann Heights, Section II, as of record in Book 4660, page 149, Register's Office for said County.

Said Lot No. 5 fronts 193.56 feet on the southerly side of Mary Helen Drive and runs back 423.86 feet on the west line and 373.12 feet on the east line to a line in the rear which measures 133.77 feet.

Being the same property conveyed to William F. Sheridan, Jr., and wife, Bradford K. Sheridan, by deed from James L. Murphy, Jr., and wife, Mary Ann Murphy, of record in Book 4941, page 407, in the Register's Office of Davidson County, Tennessee. **And being** the same property a two-thirds (2/3) undivided interest therein was conveyed to James K. Sheridan and wife, Kimberly C. Sheridan, from William F. Sheridan, Jr. and wife, Bradford K. Sheridan, by deed of record in Book 7852, Page 103, Register's Office for said county. **And being** the same property conveyed to Bradford K. Sheridan from her husband, William F. Sheridan, Jr., by deed of record in Book 11351, Page 978, said Register's Office. **And, as aforesaid**, Bradford K Sheridan died on January 2, 2003.

This is improved property known as 1237 Mary Helen Drive, Nashville, Tennessee. The legal description above was taken from the deed by which the Property was conveyed to the grantor. The Property was not surveyed at the time of this conveyance and no title search was performed.