9:45

This instrument prepared from information provided by the parties to this instrument, and no record search has been performed to determine the accuracy thereof, by:

Address New Owners:
Johnny Woodard
Trustee for Michael S. Fagan
317 Collier Lane
Gallatin, Tennessee 37066
Send Tax Bills: Same
Map 43-14, Parcel 153-154

David M. Amonette, Attorney
554 West Main Street
Gallatin, Tennessee 37066

Res

Davidson County DEEDQC
Recvd: 08/15/08 12:01 2 pgs
Fees:12.00 Taxes:0.00

20080815-0084058

QUITCLAIM DEED

FLOYD E. FAGAN died on September 20, 2007, leaving a Will dated May 14, 2007. The Will as admitted to probate on October 23, 2007, in the Probate Court for Sumner County, Tennessee, Docket Number 2007P-321. The Will named **JOHNNY WOODARD** as Executor. All debts of the decedent have been paid. The Tennessee Inheritance Tax Return has been filed. In accordance with the provisions of the Will of **FLOYD E. FAGAN, JOHNNY WOODARD**, Executor, quitclaims to **JOHNNY WOODARD, TRUSTEE FOR MICHAEL S. FAGAN,** his heirs and assigns the following described real estate in Davidson County, Tennessee:

> **LAND** in Davidson County, Tennessee, being Lot No. 20 and the easterly half of Lot 21 of Block "G" on the revised plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, said Register's Office, and a small tract of land lying to the north of the above described property, being known as part of Lot No. 25 on the unrecorded plan of Rainbow Terrace Subdivision, Section II, and described as follows:
>
> **BEGINNING** at a point in the northerly margin of Yowell Avenue at the common corner of lots 19 and 20 on said plan: and running northerly with the common boundary between said lots 145 feet to the common rear corner of said lots; thence continuing in a northerly direction 15 feet to a point; thence westerly and parallel with the northerly line of Lots Nos. 20 and 21, 75 feet to a point; thence southerly 15 feet to the northerly margin of Lot No. 21 on said Plan; thence continuing in a southerly direction and parallel to the dividing line of Lots 20 and 21, 145 feet to the northerly margin of Yowell Avenue; thence with the margin of said Avenue eastwardly 75 feet to the point of beginning.
>
> **BEING** the same property conveyed to Floyd E. Fagan of record in Instrument No. 20040701-0078416, Register's Office for Davidson County, Tennessee. The said Floyd E. Fagan died testate on September 20, 2007 and his Will is being probated in the Probate Court for Sumner County, Tennessee under docket number 2007P-321. Pursuant to the terms and provisions of the Will of Floyd E. Fagan the foregoing property was devised to Johnny Woodard as Trustee for Michael S. Fagan, the grantee named herein.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS my hand at Gallatin, Tennessee, this the 5th day of ~~July~~ August, 2008.

BY: Johnny K. Woodard

JOHNNY WOODARD, Executor
Of the Estate of FLOYD E. FAGAN

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOHNNY WOODARD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he was the Executor for the Estate of Floyd E. Fagan, and that he, as such Executor, executed the within instrument for the purposes therein contained, by signing his name as the Executor of the Estate of Floyd E. Fagan.

WITNESS my hand and official seal at office on this the 5th day of ~~July~~ August, 2008.

NOTARY PUBLIC

My Commission Expires:
2/7/2011

STATE OF TENNESSEE ★ DAVID M. AMONETTE ★ NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Johnny K. Woodard
AFFIANT

Subscribed and sworn to before me this the 5th day of ~~July~~ August, 2008.

NOTARY PUBLIC

My Commission Expires:
2/7/2011

STATE OF TENNESSEE ★ DAVID M. AMONETTE ★ NOTARY PUBLIC AT LARGE

C:\Estates\ Fagan, Floyd\Deed