Return to First Title
File box 9B
#27806

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, PLLC
200 31st Avenue North, Suite 100
Nashville, Tennessee 37203
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 22nd day of August, 2008.

Notary Public

My Commission Expires:_____

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24, 2009

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Fred T. Eanes, III ~~and Mary Anne Harwell Estate~~ 13008 County Road 67.3 Trinidad, CO 81082	-SAME-	143-6A-30

Davidson County DEEDQC
Recvd: 08/29/08 15:04 3 pgs
Fees:17.00 Taxes:0.00
20080829-0089117

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Fred T. Eanes, III, Executor of the Estate of Fred T. Eanes, Jr., deceased (the "decedent"), who died on November 14, 2007, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent -- the decedent's Will having been duly admitted to probate in Davidson County, Tennessee on December 5, 2007, and recorded under Docket No. 07P-1891 in the Seventh Circuit Court Clerk's Office (Probate Division) -- hereby releases, remises and quitclaims unto Fred T. Eanes, III, as to an undivided one-half (1/2) tenant-in-common interest, and to Emma V. Harwell, as to an undivided one-fourth (1/4) tenant-in-common interest, and to Katherine M. Harwell, as to an undivided one-fourth (1/4) tenant-in-common interest, as tenants in common and not as joint tenants with rights of survivorship, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or

parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22 day of August, 2008.

Fred T. Eanes, Executor

Fred T. Eanes, III, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred T. Eanes, III,* with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

*Executor

WITNESS my hand, at office, this 22 day of August, 2008.

J. Michael Morgan

Notary Public

My Commission Expires: _____

MICHAEL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Harpeth Trace Estates, Phase One of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Fred T. Eanes, Jr. and wife, Dorothy D. Eanes, by deed from Y & F Builders, a partnership, of record in Book 7176, page 473, Register's Office for Davidson County, Tennessee. Dorothy D. Eanes predeceased Fred T. Eanes, Jr. on March 19, 2003. Fred T. Eanes, Jr. subsequently died on November 14, 2007 and devised his entire residuary estate to Mary Anne Eanes Harwell and Fred T. Eanes, III by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on December 5, 2007 under Docket No. 07P-1891. Mary Anne Eanes Harwell died June 14, 2008. Her Executor, Jonathan Harwell, under Docket No. 08P1132, Davidson County Probate Court Clerk's Office, disclaimed all of the right, title and interest of Mary Anne Eanes Harwell in the Estate of Fred T. Eanes, Jr. This Disclaimer is of record as Instrument No. 20080829-0089116, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Harpeth Trace Court, Nashville, Tennessee 37221.