Davidson County DEEDQC
Recvd: 02/03/09 10:48 4 pgs
Fees:22.00 Taxes:0.00
20090203-0009088

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Robert Trigg McClellan, David Gray McClellan, John Wesley McClellan and Ann McClellan Mashburn as Successor Co-Trustees of the Sarah Flanary McClellan Revocable Trust 1407 Chickering Road Nashville, TN 37215	Same	Parcel ID Numbers 117 09 0 119.00 & 117 09 0 021.00

EXECUTORS' QUITCLAIM DEED

WHEREAS, Sarah F. McClellan, a/k/a Sarah Flanary McClellan and Sally F. McClellan died testate on March 6, 2008, leaving a Last Will and Testament dated December 12, 2007, which has been probated and is properly recorded in Docket #08P574 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, David Gray McClellan and John Wesley McClellan are the duly qualified and acting Executors of the Estate of Sarah F. McClellan; and

WHEREAS, Sarah F. McClellan owned an undivided 96% interest in the real property described below at the time of her death (the "Property"); and

WHEREAS, all real estate owned by Sarah F. McClellan at the time of her death was made a probate asset pursuant to paragraph 3 of the Will and in accordance with section 32-2-103(a) of the Tennessee Code Annotated; and

WHEREAS, Robert Trigg McClellan, David Gray McClellan, John Wesley McClellan and Ann McClellan Mashburn, as Successor Co-Trustees of the Sarah Flanary McClellan Revocable Trust, are the sole beneficiaries of the estate of Sarah F. McClellan and are entitled to sole ownership of the property pursuant to paragraph 5 of the Will; and

WHEREAS, pursuant to Section 67-4-409(a)(3)(D) of the Tennessee Code Annotated, there is no recordation tax levied on the transfer of any real estate by a deed executed by an executor to implement a testamentary device.

NOW, THEREFORE, pursuant to the authority granted to them as Executors under the Last Will and Testament of Sarah F. McClellan, deceased, David Gray McClellan and John Wesley McClellan, as Executors of the Will, and not further or otherwise, ("Grantors") do hereby quitclaim and convey unto Robert Trigg McClellan, David Gray McClellan, John Wesley McClellan and Ann McClellan Mashburn, as Successor Co-Trustees of the Sarah F. McClellan Revocable Trust, their respective successors and assigns ("Grantees") all of their right, title and interest as Executors of the Estate of Sarah F. McClellan in and to the certain tract or parcel of land located in the Davidson County, Tennessee, described as follows:

TRACT 1: 3604 Sycamore Lane; Parcel ID 117 09 0 119.00:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 5, Section 2, Blackberry Hollow, as shown on Plat recorded in Book 5200, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2: Land in Davidson County, Tennessee, described as follows:

Being Lot No. 7, Section 2, Blackberry Hollow as shown on plat recorded in Book 5200, page 157, Register's Office, Davidson County, Tennessee, being bounded on the south by Valley Brook Place, on the west by Sycamore Lane, on the north by Lot No. 5, on the east by Lot No. 6 and being more particularly described as follows:

Beginning at a point in the north right-of-way of Valley Brook Place, said point being a corner common with Lot No. 6 and being the southeast corner of the lot herein described, thence with the north right-of-way of Valley Brook Place north 83 degrees 51 minutes 46.4 seconds west 105.3 feet to a concrete marker, thence on a curve to the right 39.2 feet (radius 25.00 feet, tangent 25.00 feet) to a concrete marker in the east right-of-way of Sycamore Lane, thence with Sycamore Lane north 06 degrees 08 minutes 13.6 seconds east 71.10 feet to a concrete marker, thence on a curve to the right 21.03 feet (radius 25.00 feet, tangent 11.18 feet), to a concrete marker, thence on a curve to the left (cul-de-sac) 49.42 feet (radius 50.00 feet) to a corner common with Lot No. 5, thence with Lot No. 5 north 87 degrees 41 minutes 53.8 seconds east 106.73 feet to a corner common with Lot No. 6, south 06 degrees 08 minutes 13.6 seconds west 175.00 feet to the point of beginning containing 0.469 acres.

Lot No. 7 is subject to a 5 foot utility and drainage easement on the east and an overhang and guy easement on the west as shown on the above-referenced Plat of Section 2, Blackberry Hollow.

Being the same property conveyed to Sally F. McClellan by Quitclaim Deed of record in Instrument No. 00006486-0000362, Register's Office of Davidson County, Tennessee.

TRACT 2: 3603 Hilldale Drive; Parcel ID 117 09 0 021.00:

All that tract or parcel of land lying in the 7th Civil District, Nashville, Davidson County, Tennessee, as more particularly described on plat of survey prepared by Robert Lyle Sylar, dated April 17, 1979, entitled "Final Plat Section II Blackberry Hollow", recorded in Book 5200, page 157, Register's Office of Davidson County, Tennessee, as more particularly described as follows:

Beginning from the northeast corner of the intersection of Valley Brook Place and Hilldale Drive, running North 83 degrees 57 minutes 46.4 seconds West, a distance of 217 feet, more or less, to a monument, running thence North 06 degrees 08 minutes 13.6 seconds East, a distance of 362.96 feet, more or less, to a monument, the True Point of Beginning, thence from the True Point of Beginning thus established, South 84 degrees 19 minutes 08.7 seconds East, a distance of 250.0 feet, more or less, to a point being the northeast intersection of the Easement Property with Hilldale Drive; thence South 07 degrees 45 minutes 45.4 seconds West, a distance of 25.0 feet, more or less, along the eastern right of way of Hilldale Drive to the southeastern intersection of the Easement Property with Hilldale Drive to a point; thence North 84 degrees 19 minutes 08.7 seconds West, a distance of 391.25 feet, more or less, to a point; thence North 6 degrees 08 minutes 13.6 seconds East, a distance of 25.0 feet, more or less, to a point; thence South 84 degrees 19 minutes 08.7 seconds East, a distance of 141.45 feet, more or less, to the True Point of Beginning.

Being the same property conveyed to Sally F. McClellan by Quitclaim Deed of record in Instrument No. 00009439-0000076, Register's Office of Davidson County, Tennessee.

The descriptions herein are the same as those contained in the prior deeds.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 27 day of January, 2009.

David Gray McClellan, as Co-Executor of the Estate of Sarah F. McClellan and not further or otherwise

John Wesley McClellan, as Co-Executor of the Estate of Sarah F. McClellan and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Gray McClellan, 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 as a Co-Executor of the Estate of Sarah F. McClellan, for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 2009.

Notary Public

My Commission Expires:

5-23-2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John Wesley McClellan, 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 as a Co-Executor of the Estate of Sarah F. McClellan, for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 2009.

Notary Public

My Commission Expires:

5-23-2009