Davidson County DEEDQC
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20090219-0014613

COPY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0

David M. Reed
AFFIANT

Subscribed and sworn to before me, this 30 day of January, 2009.

Suzanne Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-2011

SUZANNE ADAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires August 23, 2011

This instrument was prepared by: Beck & Beck, PLLC Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNERS AS FOLLOWS: David Reed, 117 Withers Road, Smyrna, TN 37167

SEND TAX BILLS TO: David Reed, 117 Withers Road, Smyrna, TN 37167

MAP 164 and PARCEL 155:

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, DAVID REED, Executor for the Estate of HELEN REED, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the Will of HELEN REED, probated in the Probate Court of Davidson County, No. 06P547 on August 6, 2007. David Reed was named Executor of Helen Reed's estate. (See attached Will and Letters of Testamentary). For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash

in hand paid, the receipt of which is hereby acknowledged, David Reed has bargained and hereby [convey,] remise, release and forever quitclaims the property known as 12467 Old Hickory Blvd., Antioch, TN 37013 to David Reed, his heirs and assigns per the probated Will of Helen Reed, such of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

> Two tracts or parcels of land located in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described as follows:
>
> First Tract:
> Being Lots Nos. 52 and 53 on the Plan of the Cimarron subdivision of the Issac Whitworth property not of record, described according to a survey made by W. B. Southgate, Surveyor, May 16, 1940, as follows:
>
> Beginning at a railroad spike in the center of Old Hickory Boulevard at a point 875 feet, more or less, Northeast of the center line of the Murfreesboro Pike as Measured along the center of said Boulevard, said point being in the easterly line of the property conveyed to Katherine Stine by deed from D. P. Wrenne, Jr., Trustee of record in Book 963, page 356, Register's Office for Said County; thence with said Stine's easterly line southwardly 456.3 feet to the northwest corner of the property conveyed to I. E. Pavette by deed from Kate T. Sharver of record in Book 1097, page 223, said Register's Office; thence with said Pavatte's northerly line eastwardly 242 feet to the corner of lots nos. 53 and 54; Thence with the line between said two lots northwardly 545 feet to a railroad spike in the center of Old Hickory Boulevard; thence with center of said Boulevard southwardly 263 feet to the beginning.
>
> Second Tract:
> Being part of Lot No. 54 on said Cimarron Subdivision of the Isaac Whitworth property not of record described according to a survey made by W. B. Southgate, Surveyor, August 2, 1944, as follows:
>
> Beginning at a railroad spike in the center of Old Hickory Boulevard said point being the common corner of Lots Nos. 53 and 54 on said Plan, thence with the line between said two lots South 2 1/2° west

595 feet to a stake in the north line of Lot. No. 7 of said Plan; thence with said line eastwardly 42 ½ feet to a stake; thence north 8 ½° west 596 feet to the beginning containing .3 of an acre.

Being the same property conveyed to Virginia H. Reed by deed from Charles A. Reed of record in Book 1236, page 499, said Register's Office, and by Deed from May E. Frierson, as of record in Book 1306, page 515, said Register's Office and vested in the said Virginia H. Reed by Decree of the 3rd Circuit court of said County, a copy of which is of record in Book 1973, page 501, said Register's Office.

Being the same property conveyed to Charles A. Reed by Deed from Virginia H. Reed, unmarried, of record in Book 3132, Page 385 Registers Office, Davidson County, Tennessee.

Being the same property conveyed to Robert F. Spann, Trustee to Charles A. Reed and wife Helen Frances Reed, of record in Book 4813, Page 587 Registers Office, Davidson County, Tennessee. Charles A. Reed is deceased. mcb

Being the same property that was the subject of an instrument of correction recorded in Book 6013, Page 434 Registers Office, Davidson County, Tennessee.

Being the same property that was the subject of an instrument of correction recorded in Book 6013, Page 438, Registers Office, Davidson County, Tennessee, correcting the description as follows:

Being Lots Nos. 52 and 53 and part of Lot No. 54 on the Plan of Cimarron Subdivision of the Isaac Whitworth property, not of record, the boundaries of said property being settled in a Decree of Chancery Court, Part I, of Davidson County entered in Minute Book 222, Page 549, November 2, 1977, the correct description being as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard at a point 875 feet, more or less, northeast of the center line of the Murfreesboro Pike, as measured along the center of said Boulevard, said point being in the easterly line of the property conveyed to Katherine Stine, by Deed from D.P. Wrenne, Jr., Trustee, of record in Book 963, Page 156, Register's Office for said County; thence with said Stine's easterly line, southwardly 456.3 feet to a pin, the southwest corner of the property conveyed; thence in an easterly direction 284.5 feet to a point in an existing fence, the southeast corner of said property; thence in a northerly direction 557.3 feet to a steel pin in the center of Old

Hickory Boulevard; thence with the center line of said Boulevard in a westerly direction 263.0 feet to the point of beginning.

Being the same property conveyed to Charles A. Reed by deed from Virginia H. Reed, unmarried, of record in Book 3132, Page 385, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 30th day of January, 2009.

David M. Reed

David Reed, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Adams a Notary Public, in and for said County and State, **DAVID REED,** the within named 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 office this the 30th day of January, 2009.

Suzanne Adams

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-2011

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

Last Will and Testament

OF

HELEN FRANCIS REED

I, Helen Francis Reed, of the City of Nashville, County of Davidson, State of Tennessee, being of sound and disposing mind and memory, do hereby make, publish and declare this as and for my Last Will and Testament, hereby revoking and annulling any and all other wills and codicils by me at any time heretofore made.

ARTICLE I

I direct that all of my just debts, my funeral expenses and the cost of administration of my estate be paid as soon as practicable after my death. My Executor in his sole discretion, may pay from my Domiciliary Estate, all or any portion of the cost of ancillary administration and similar proceedings in other jurisdiction.

ARTICLE II

I give, devise and bequeath my entire estate to my son, David Reed, if he shall survive me. I am not unmindful of my other children which I love dearly. David has taken care of me for the past sixteen years. He has taken care of maintaining my home and cutting the grass. Now that I am home bound, he is even going to the grocery store and pharmacy for me. I want to reward him for the hours and hours and hours he has spent caring for me. If David Reed should predecease me, I give, devise and bequeath my entire estate to my children, Charles Reed, Rex Reed, Nancy Reed and my daughter-in-law, Brenda Reed, if she survives me and is still married to my son David at the time of

 Helen Francis Reed

his death, in equal shares. Should any of my children predecease me leaving surviving issue, the issue of such child shall receive the share of their deceased parent.

ARTICLE III

I hereby nominate, designate, constitute and appoint my son, David Reed, as the Executor of this my Last Will and Testament and direct that no bond be required for the faithful performance of his duties. If David Reed, should predecease me or for any reason shall fail to qualify as Executor hereunder, then in such event, I appoint Charles Reed, Rex Reed and Nancy Reed, as Co-Executors, of this my Last Will and Testament and direct that no bond be required for the faithful performance of his duties. Without diminution or restriction of the powers vested in him by law, or elsewhere in this instrument, the Executor shall have all the powers and duties set forth in subparagraphs 1 to 32 inclusive of Section 35-50-110, Tennessee Code Annotated.

In testimony whereof, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and one preceding typewritten page, and for the purpose of identification, I have signed each such preceding page all in the presence of the persons witnessing it at my request on the 8th day of September, 2000, at Nashville, Tennessee.

Helen Francis Reed

Helen Francis Reed

The foregoing instrument, consisting of this and one preceding typewritten page was signed, sealed, published and declared by Helen Francis Reed, the Testatrix, to be her Last Will and Testament in our presence and we, at her request and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses, this 8th day of September, 2000, at Nashville Tennessee.

Witness [redacted] Residing at 1933-B Chicken Road Lebanon, Tn 37090

Witness [redacted] Residing at 5820 Mauldin Ave Nashville, Tn 37209

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Rebekah S. Slocum and Adrienne Minnie being first fully sworn, make oath that the foregoing Last Will and Testament was signed by HELEN FRANCIS REED as and for her Last Will and Testament, and at that time acknowledged, published and declared by her to be her Last Will and Testament in the sight and presence of us, the undersigned, who, at her request and in her sight and presence and in the presence of each other subscribed our names as attesting witnesses on this the 8th day of September, 2000, in Nashville, Davidson County, Tennessee, and we further make oath that the Testatrix was of sound mind on said date and was more than eighteen (18) years of age; and that each of the witnesses was more than eighteen (18) years of age.

Rebekah S. Slocum

Adrienne Minnie

Sworn to and subscribed before me this 8th day of September, 2000.

Notary

My Commission Expires: 6-17-03

Copy

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

06P547

To DAVID M. REED :

It appearing to the Court that HELEN FRANCIS REED has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said DAVID M. REED to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this April 12, 2006 .

Richard R. Rooker, Clerk

Lisa Thompson D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to DAVID M. REED, Executor of the estate of HELEN FRANCIS REED deceased, and I do further certify that DAVID M. REED is still acting Executor of the estate of HELEN FRANCIS REED, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the _____ day of _____, 20___.

Richard R. Rooker, Clerk

_____ D.C.