BILL GARRETT, Davidson County
Trans:T20090027242 DEEDQC
Recvd: 04/27/09 08:31 2 pgs
Fees:12.00 Taxes:0.00
20090427-0037404

This instrument was prepared by Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Teresa Faylene Tronson 75 Bryden Street, Apt 103 Nanaimo, B.C. Canada V9S 1A4	New Owner	MAP 095-04-0 PARCEL 071.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other consideration, receipt of which is hereby acknowledged, MARION KELLEY, in her capacity as Executrix for the Estate of BARBARA FITTS, deceased, recorded as 08P1387 in the Probate Court Clerk's Office for Davidson County, Tennessee, hereinafter referred to as Grantor, does hereby quitclaim and convey unto TERESA FAYLENE TRONSON, hereinafter referred to as Grantee, her heirs, successors, and assigns, all of Grantors right, title, and interest in and to the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of Eva-Mor Heights Subdivision, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 85.0 feet on the north margin of Crossfield Drive and extends back 175 feet between parallel lines to a dead line.

BEING the same property conveyed to Barbara Jean Fitts, unmarried, from Barbara Fitts (a/k/a, Barbara Jean Fitts) and Teresa Tronson, individually, as devisees under the Last Will and Testament of Irene A. Morgan, of whom died December 25, 2003, as probated under Case No. 04P-268, Davidson County, Probate Court, and Marion W. Kelley as Executrix of the Last Will and Testament of Irene A. Morgan, of record as ID 20041019-0125721, Register's Office for Davidson County, Tennessee, and where Floyd Morgan died February 21, 1992, leaving Irene A. Morgan as surviving tenant by the entirety. Being the same property conveyed to Floyd Morgan and Wife, Irene A. Morgan by deed from Charles T. Cantrell and Wife, Mildred Cantrell of record in Book 2909, page 615, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charles T. Cantrell and wife, Mildred Cantrell by deed from Caesar E. Urrutia and Wife, Christine McRae Urrutia as of record in Book 2453, page 514, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions, easements, set back lines, and encumbrances as may affect the premises, including zoning ordinances, property taxes, the equitable and statutory rights of redemption.

THIS Instrument was prepared by information furnished by the parties herein. No warranty of title expressed or implied.

THIS is improved real property known as: 2514 Crossfield Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this 30th day of March, 2009.

Marion Kelley

Marion Kelley, Executrix for
the Estate of Barbara Jean Fitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, the within named, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee on this 30th day of March, 2009.

My Commission Expires: July 5, 2011 _____ Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer)

Marion Kelley
AFFIANT

SWORN TO and subscribed before me on
This the 30th day of March, 2009.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:
July 5, 2011