BILL GARRETT, Davidson County
Trans:T20100006901 DEEDQC
Recvd: 02/03/10 14:10 3 pgs
Fees:17.00 Taxes:0.00
20100203-0008692

Prepared by:
Alan B. Wright
214 Second Avenue North
Suite 300
Nashville, Tennessee 37201

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
F. Robertson Hancock 413 Fairfax Avenue Nashville, TN 37212	Same	Map 104-10-0 Parcel 147

WHEREAS, Arthur D. Hancock died on August 2, 2009, leaving a Last Will and Testament dated February 4, 2004, said Last Will and Testament being admitted to probate on August 17, 2009, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and entered as Docket No 09P1251; and

WHEREAS, the Executor, Arthur D. Hancock Jr., is duly qualified and makes this conveyance and transfer pursuant to the terms and authority of said Last Will and Testament of Arthur D. Hancock;

THEREFORE, IN CONSIDERATION of the provisions of said Last Will and Testament of Arthur D. Hancock, and such other consideration, the receipt of which is hereby acknowledged, Arthur D. Hancock, Jr., Executor of the estate of Arthur D. Hancock (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim, convey and transfer unto F. Robertson Hancock (hereinafter referred to as "Grantee"), his successors and assigns all of Grantor's right, title, and interest in and to certain real property (the "Property") located in Davidson County, Tennessee, more particularly described as follows:

Description of the Property

Exhibit A is attached hereto and incorporated herein as if set forth herein verbatim.

Being the same property conveyed to Arthur D. Hancock and F. Robertson Hancock by deed from Myrtle Pope Johnson, of record in Book 6702, Page 778, Register's Office for Davidson County Tennessee.

This is improved property generally known as 413 Fairfax Avenue, Nashville, Tennessee 37212.

The legal description and state of the title have been furnished to the Grantor from the record and the Grantor disclaims any liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties as to the title.

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

WITNESS MY HAND this 1st day of Feb., 2010.

Estate of Arthur D. Hancock, Grantor

By: Art Hancock

Arthur D. Hancock, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tawnya M. Buster a Notary Public of this County, Arthur D. Hancock, Jr. 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 is the Executor of the Estate of Arthur D. Hancock and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 1 day of February, 2010.

Tawnya M. Buster

Notary Public

My Commission Expires: 5/8/12

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).

TAWNYA M. BUSTER
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Dr. R. W. Grizzard's Subdivison of part of the Bosley Tract, being a resubdivision of Lots 152 and 153 and part of Lots 151, 154 and 157, of record in Book 3500, page 70, Register's Office for said County, described as follows:

Beginning on the southerly margin of Fairfax Avenue at the northeast corner of the property conveyed to Joe D. Taylor, and wife, by deed from Mary C. Rasmussen, of record in Book 3573, page 631, Register's Office for said County; thence with said Taylor's eastern boundary line, southwesterly 264.5 feet; thence northeasterly 183 feet to an old iron pipe; thence westerly 75 feet; thence northeasterly 181.2 feet to the southerly margin of Fairfax Avenue; thence with the same, westerly 101 feet to the beginning.

Being the same property conveyed Arthur D. Hancock and F. Robertson Hancock by deed from Myrtle Pope Johnson, of record in Book 6702, page 778, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND CONVEYED TO FRED W. RYDEN AND WIFE, JOANNE J. RYDEN BY DEED FROM MRS. J. O. JOHNSON, OF RECORD IN BOOK 4875, PAGE 891, SAID REGISTER'S OFFICE.

Land in Davidson County, Tennessee, being the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots 152, 153 and part of Lots 151, 154 and 157 of the unrecorded Plan of Dr. R. W. Grizzards Subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for Davidson County, Tennessee, described according to a survey by A & A Engineers, Inc., dated October 22, 1974, as follows:

Beginning at an iron pin in the rear or south property line of the Webster C. Cash land, as of record in Book 4626, page 408, said Register's Office; the southeastern most corner of said Lot No. 2; thence South 70 degrees 40' 34" West (South 65 degrees 04" West on said plan), 83.36 feet to an iron pin; thence North 5 degrees 49' 03" East (North 11 degrees East on said plan), 34.67 feet to a point at Fred W. Ryden's southwest corner (as of record in Book 3465, page 577, said Register's Office); thence with Ryden's and Cash's rear or south line South 85 degrees 20' 57" East, 75.11 feet (South 88 degrees 00' East, 75 feet on said plan) to the point of beginning passing Ryden's southeast corner at 60 feet.