This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **LARRY HOLLIS, EXECUTOR for the ESTATE OF BLANCHE HOLLIS**

TO: **John P. Brown, III, Trustee**

AND

FROM: **John P. Brown, III, Trustee**

TO: **LARRY HOLLIS, unmarried**

BILL GARRETT, Davidson County
Trans:T20100029204 DEEDQC
Recvd: 05/14/10 13:43 4 pgs
Fees:27.00 Taxes:0.00
20100514-0037412

ADDRESS NEW OWNER:
Larry Hollis
2923 Ironwood Drive
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
09606019700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Larry Hollis, Executor for the Estate of Blanche Hollis (see Davidson County Probate Court, Case No. 09P-118) have bargained and sold and by these presents do quitclaim and convey unto John P. Brown, III, hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 25 on the Plan of Clover Hill, Section No. 2, as of record in Book 2133, Page 46, Register's Office for said County. Said Lot No. 25 fronts 60 feet on the northerly side of Ironwood Drive and runs back 160 feet on the westerly line and 169.6 feet on the easterly line to a dead line, measuring 88 feet thereon.

This conveyance is made subject to easement and right-of-way for an electric power transmission line 150 feet in width on and across the northerly part of premises with rights of ingress and egress and other rights and privileges as set out in grant to the United States of America, of record in Book 1163, Page 698; 10 foot easement for public utilities along the northerly line of premises, easement for T.V.A. transmission line across the northerly part of premises, anchor easement at the southeast corner of premises, 30 foot building setback line from Ironwood Drive and conditions of owners certificate, as shown on plan of record in Book 2133, Page 46, and to restrictive covenants contained in instruments of record in Book 1583, Page 423, and Book 2145, Page 262, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Jerry Wallace Hooper and wife, Emma Hooper, to James Walton Hollis and wife, Blanche G. Hollis, dated June 20, 1967, of record in Book 4114, Page 19, Register's Office for Davidson County, Tennessee. The said James Walton Hollis became deceased on July 5, 1991, with said real property passing by operation of law to his surviving spouse, Blanche G. Hollis, who subsequently become deceased on November 22, 2008.

This is improved real property located at and known as 2923 Ironwood Drive, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **JOHN P. BROWN, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **LARRY HOLLIS, unmarried,** his heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 5th day of October, 2009.

LARRY HOLLIS, Executor
Estate of Blanche Hollis

JOHN P. BROWN, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **LARRY HOLLIS**, Executor of the **ESTATE OF BLANCHE HOLLIS**, the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **JOHN P. BROWN, Trustee,** the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 5th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.