Quitclaim Deed of Executrix

GRANTOR: SANDRA G. HARRIS, EXECUTRIX, ESTATE OF EVA R. HARRIS, DECEASED

GRANTEE: MELVIN MAURICE HARRIS
1503-14th AVENUE, NORTH
APARTMENT A
NASHVILLE, TN 37208

SEND TAX NOTICES TO: SAME

MAP/PARCEL NO.: 09202037700

BILL GARRETT, Davidson County
Trans:T20100039689 DEEDQC
Recvd: 06/29/10 15:28 2 pgs
Fees:12.00 Taxes:0.00
20100629-0050857

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Under TCA § 67-4-409(a)(3)(D) this instrument is exempt from the transfer tax as a distribution of realty to the beneficiary of a will.

Sandra G. Harris
SANDRA G. HARRIS, *Executrix, Estate of Eva R. Harris*

SWORN TO and SUBSCRIBED BEFORE ME this 29th day of June, 2010.

Notary Public

My Commission Expires: 09.03.12
(SEAL)

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

The following is a quitclaim deed from Sandra G. Harris as Executrix of the Estate of Eva R. Harris, to Melvin Maurice Harris, individually, as beneficiary of the Estate.

RECITALS:

1. By Warranty Deed dated December 17, 1987, of record in Book 7431, Page 271, Office of the Register for Davidson County, Tennessee, realty generally described as 2407 Meharry Boulevard, Nashville, Davidson County, Tennessee, was conveyed to Eva R. Harris from Virginia Mai Mason Payne, unmarried. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. Eva R. Harris died on June 1, 2008, a resident of Nashville, Davidson County, Tennessee.

3. On April 28, 2009, the Will of Eva R. Harris, dated October 19, 2000, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket Number 09P-637, and Sandra G. Harris was confirmed as the Executrix of the Estate.

4. Under the Will of Eva R. Harris, Sandra G. Harris and her brother, Melvin Maurice Harris, are the sole beneficiaries of her Estate.

5. The purpose for this Quitclaim Deed is to carry out the provisions of the Will by transferring title to the realty described below to the intended beneficiary, Melvin Maurice Harris.

CONVEYANCE

Sandra G. Harris, as Executrix of the Estate of Eva R. Harris, hereby quitclaims, transfers and conveys all right, title, and interest of the Decedent, Eva R. Harris, to Melvin Maurice Harris, individually, in the following-described real estate in Davidson County, Tennessee:

BEING Lot No. 4 of Block No. 1 on the Plan of Hefferman Place, as of record in Book 161, page 138, Register's Office for said County to which plan reference is hereby made for a more complete legal description.

Said Lot No. 4 fronts 50 feet on the southerly side of Hefferman Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eva R. Harris by Warranty Deed from Virginia Mai Mason Payne, unmarried, of record in Book 7431, Page 271, Register's Office, Davidson County, Tennessee.

Eva R. Harris died on June 1, 2008, leaving a Will dated October 19, 2000, probated in the Seventh Circuit Court for Davidson County, Tennessee on April 28, 2009, in Case No. 09P-637, under which the property was devised to Melvin Maurice Harris.

This conveyance is subject to any and all existing easements of record.

This is improved property more commonly known as 2407 Meharry Boulevard, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29TH day of June, **2010**.

Sandra G. Harris

SANDRA G. HARRIS, *Executrix of the Estate of Eva R. Harris, Deceased*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DONNA PERKINS, a notary public in and for said county and state, the within named, **SANDRA G. HARRIS**, Executrix of the Estate of Eva R. Harris, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of June, **2010**.

Donna Perkins

Notary Public

My Commission Expires: 09.03.12

(S E A L)

DONNA PERKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012