Quitclaim Deed of Executrix

GRANTOR: JEAN E. WILSON and PENELOPE D. WILSON, CO-EXECUTORS, ESTATE OF MARGUERITE W. McCABE, DECEASED

SEND TAX NOTICES TO:

MAP/PARCEL NO.: 142050d03400CO

BILL GARRETT, Davidson County
Trans:T20100041897 DEEDQC
Recvd: 07/08/10 14:56 2 pgs
Fees:12.00 Taxes:0.00

20100708-0053565

GRANTEE: JEAN E. WILSON
996 TODD PREIS DRIVE
NASHVILLE, TN 37221

SAME

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.

Jean E. Wilson

JEAN E. WILSON, *Co-Executor, Estate of Marguerite W. McCabe, Deceased*

Penelope D. Wilson

PENELOPE D. WILSON, *Co-Executor, Estate of Marguerite W. McCabe, Deceased*

SWORN TO and SUBSCRIBED BEFORE ME this 7th day of July, 2010.

My Commission Expires: 8/19/13

Notary Public

LESTA J. MALLOY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. SEAL

This instrument prepared by: George H. Cate, Jr., Esq., 35 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

The following is a quitclaim deed from Jean E. Wilson and Penelope D. Wilson, as Co-Executors of the Estate of Marguerite W. McCabe, to Jean E. Wilson, individually, as beneficiary of the Estate.

RECITALS:

1. By Warranty Deed dated January 31, 1977, of record in Book 5110, Page 967, Office of the Register for Davidson County, Tennessee, realty generally described as 925 (now 996) Todd Preis Drive, Nashville, Tennessee 37221, was conveyed to Edward W. McCabe and wife, Marguerite W. McCabe. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. Edward W. McCabe died on May 10, 1994, and ownership of said property vested in his wife, Marguerite W. McCabe.

3. On January 30, 2010, Marguerite W. McCabe died a resident of Nashville, Davidson County, Tennessee.

4. On June 2, 2010, the Will of Marguerite W. McCabe, dated February 25, 2004 (along with Codicil Number One thereto, dated October 1, 2007), was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket Number 10P-827, and Jean E. Wilson and Penelope D. Wilson were confirmed as the Co-Executors of the Estate.

5. Under the Will of Marguerite W. McCabe, Jean E. Wilson is the beneficiary of the below-described property.

6. The purpose for this Quitclaim Deed is to carry out the provisions of the Will by transferring title to the realty below-described to the intended beneficiary, Jean E. Wilson.

CONVEYANCE

Jean E. Wilson and Penelope D. Wilson, as Co-Executors of the Estate of Marguerite W. McCabe, hereby quitclaim, transfer and convey all right, title, and interest of the Decedent, Marguerite W. McCabe, to Jean E. Wilson, individually, in the following-described real estate in Davidson County, Tennessee:

> Unit No. P-404, together with the Carport designated No. P-404-C in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18 and 19, of the

Register's Office for Davidson County, Tennessee, as amended in Book 4860, Pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, Page 456, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edward W. McCabe and wife, Marguerite W. McCabe, by deed from Edward J. Ryan, Jr. and wife, Dorothy C. Ryan, of record in Book 5110, Page 967, Register's Office for Davidson County, Tennessee. The said Edward W. McCabe died on May 10, 1994, survived by Marguerite W. McCabe.

Marguerite W. McCabe died on January 30, 2010, leaving a Will dated February 25, 2004, 2000, probated in the Seventh Circuit Court for Davidson County, Tennessee on June 2, 2010, in Case No. 10P-827, under which the property was devised to Jean E. Wilson.

This is improved property more commonly known as Unit No. P-404, 99 Todd Preis Drive, Nashville, Davidson County, Tennessee 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of July, **2010**.

Jean E. Wilson
JEAN E. WILSON, *Co-Executor of the Estate of Marguerite W. McCabe, Deceased*

Penelope D. Wilson
PENELOPE D. WILSON, *Co-Executor of the Estate of Marguerite W. McCabe, Deceased*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lesta J. Malloy, a notary public in and for said county and state, the within named, **JEAN E. WILSON** and **PENELOPE D. WILSON**, Co-Executors of the Estate of Marguerite W. McCabe, the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of July, **2010**.

LESTA J. MALLOY
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY, TENN.

Lesta J. Malloy
Notary Public

My Commission Expires: 8/19/13

(S E A L)