BILL GARRETT, Davidson County
Trans:T20100061412 DEEDQC
Recvd: 09/29/10 14:26 3 pgs
Fees:17.00 Taxes:0.00
20100929-0077567

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Joseph M. Ervin
AFFIANT

Subscribed and sworn to before me, this 16th day of August, 2010.

Suzanne Adams
Notary Public

My Commission Expires: 8-23-2011

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2011

ADDRESS NEW OWNERS:
Joseph M. Ervin
1134 Ardee Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Joseph M. Ervin
1134 Ardee Avenue
Nashville, TN 37216

MAP: 61-115; Parcel:112

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, Joseph M. Ervin, Executor for the Estate of HAZEL ANN ELROD, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the estate of HAZEL ANN ELROD was probated in the Probate Court of Davidson County, No. 10P970 on June 29, 2010, Joseph M. Ervin, was named Executor of the Estate of HAZEL ANN ELROD. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Joseph M. Ervin, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to Joseph M. Ervin and all of his heirs and assigns, such of his right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "B" On the map of the Resubdivision of Sunnymeade as of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. T. Clinard and wife, Jessie B. Clinard, by deed from The heirs-at law of Dorothy Turner Lamar, of record in Book 7822, Page 459, said Register's Office.

Being the same property conveyed to Charlie P. Elrod, Sr. and wife, Hazel A. Elrod by deed from W. T. Clinard and wife, Jessie B. Clinard, of record in Book 8952, Page 27, Register's Office for Davidson County, Tennessee.

Charlie P. Elrod, Sr. died on December 11, 2002.
Hazel A. Elrod died February 10, 2008.

This is improved property known as 1134 Ardee Ave, Nashville, TN, 37216.

This conveyance is subject to easements, restrictions, and set back lines of record applicable to said property.

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

WITNESS my hand this 16th day of August, 2010.

Joseph M. Ervin

Joseph M. Ervin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, in and for said County and State, **Joseph M. Ervin,** 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 16th day of August, 2010.

Suzanne Adams

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-2011

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

10P970

To JOSEPH M. ERVIN :

It appearing to the Court that HAZEL ANN ELROD has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said JOSEPH M. ERVIN to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this June 29, 2010 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to JOSEPH M. ERVIN, Executor of the estate of HAZEL ANN ELROD deceased, and I do further certify that JOSEPH M. ERVIN is still acting Executor of the estate of HAZEL ANN ELROD, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 29th day of June, 2010.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.