PICK-UP

BILL GARRETT, Davidson County
Trans:T20100065562 DEEDQC
Recvd: 10/15/10 13:41 2 pgs
Fees:12.00 Taxes:0.00
20101015-0082810

# EXECUTOR'S QUITCLAIM DEED

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY: | Fred A. Dusel III<br>Attorney at Law<br>800 Hillwood Blvd.<br>Nashville, TN 37209 |

| NEW OWNER(S) | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Kenneth I. Wright** | Same | 94-2 |
| 1915 Electric Ave. | | 187 |
| Nashville, TN 37206 | | |

**Betty Jean Fox** died testate on February 8, 2010. **Fred A. Dusel III** was named as Executor in the Will and was appointed Personal Representative of the **Betty Jean Fox** estate on May 10, 2010 by order of the Probate Court for Davidson County, Tennessee, Docket #10 P 651.

The Personal Representative is duly qualified. The Personal Representative, by signing this Deed, releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the law of the State of Tennessee, **Fred A. Dusel III**, as Personal Representative of the **Betty Jean Fox**, quitclaims to **Kenneth I. Wright**, all right, title and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 37, on the United Electric Railway's Plan of lots as of record in Book No. 161, Page No. 8, R.O.D.C., Tennessee, more particularly described as follows:

SAID Lot No. 37 fronts 50 feet on the northerly side of Electric Avenue and extends back between parallel lines with the westerly margin of South 20th Street, 150 feet to an alley.

BEING the same property conveyed to Betty Jean Fox in compliance with a decree of absolute divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. #40990, BETTY JEAN FOX VS LESLIE BUFORD FOX JR., and recorded in Book 5484, Page 689 for the express purpose of making a reconveyance to create fee simple title to Betty Jean Fox

The above description is the same as in the previous deed of record.

This is improved property known as **1915 Electric Ave., Nashville, TN** .

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

Witness my hand this 7 day of OCTOBER 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**Fred A. Dusel III, executor for the estate of Betty Jean Fox** - Grantor

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred A. Dusel III**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of OCTOBER 2010.

MICHAEL SWEATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 5/20/14

**NOTARY PUBLIC**

My commission expires: _____

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

The actual consideration or value whichever is greater, for for this transfer is **$ NONE**. Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Subscribed and sworn before me,
this the 7 day of OCTOBER 2010.

**Affiant**

**NOTARY PUBLIC**

My commission expires: _____

MICHAEL SWEATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 5/20/14