BILL GARRETT, Davidson County
Trans:T20100078910 DEEDQC
Recvd: 12/15/10 12:18 2 pgs
Fees:12.00 Taxes:0.00
20101215-0099797

PICK-UP

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Executor's Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
BILLY DEAN SEALS, et. al. 613 Sunnyslope Court Goodlettsville, TN 37072	Same	Map 42-14 Parcel 72

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between BILLY DEAN SEALS, EXECUTOR and INDIVIDUALLY and SUSAN BELINDA NIMMO, INDIVIDUALLY, being the Personal Representative and the only heirs and beneficiaries of the ESTATE OF HAROLD W. SEALS, DECEASED, hereinafter referred to as the "GRANTORS", and BILLY DEAN SEALS and wife FREDA F. SEALS, and SUSAN BELINDA NIMMO and husband GEORGE R. NIMMO, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, BILLY DEAN SEALS and SUSAN BELINDA NIMMO, being the Personal Representative and all of the heirs and beneficiaries of the estate of HAROLD W. SEALS, DECEASED, the GRANTORS, have this day bargained, sold and quitclaimed unto the GRANTEES, BILLY DEAN SEALS and wife FREDA F. SEALS, a one-half (1/2) undivided interest and SUSAN BELINDA NIMMO and husband GEORGE R. NIMMO, a one-half (1/2) undivided interest in certain real property in DAVIDSON COUNTY, Tennessee, said property being more specifically and particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Blair Estates, Section 1, of record in Book 2663, Page 24, Register's Office for Davidson County, TN.

Said Lot No. 33 fronts 160 feet on the easterly side of Westchester Drive and extends back between lines, 270 feet on the northerly line and 260 feet on the southerly line to a dead line in the rear measuring 160.32 feet thereon.

Being the same property conveyed to HAROLD W. SEALS and wife MAI DEAN SEALS by deed from E. C. CHANCE & SON REALTY CO., INC. filed for record in Book 2926, Page 533, Register's Office for Davidson County, Tennessee. MAI DEAN SEALS died on January 1, 1990, at which time ownership and title to the said property became vested in fee simple in HAROLD W. SEALS as surviving Tenant by the Entirety. HAROLD W. SEALS died testate on October 8, 2009, leaving a Last Will and Testament dated January 25, 1990, giving and devising all of his estate to his two children, BILLY DEAN SEALS and SUSAN BELINDA NIMMO. The said Will was filed for probate in the 7th Circuit Court for Davidson County, Tennessee, Docket No. 09P1590. Releases were granted for Inheritance Taxes by the Department of Revenue for the State of Tennessee and for The Department of TennCare for the State of Tennessee. And, all debts and obligations owing by HAROLD W. SEALS, during his lifetime or by reason of his death have been paid in full.

The mailing address for the said property is 411 Westchester Drive, Madison, TN 37115.

BILLY DEAN SEALS and SUSAN BELINDA NIMMO, by their individual signatures hereto, convey the above described property to BILLY DEAN SEALS and FREDA F. SEALS, a one-half undivided interest as tenants by the entirety and to SUSAN BELINDA NIMMO and husband GEORGE R. NIMMO, a one-half undivided interest as tenants by the entirety.

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

WITNESS my hand on the day and date acknowledged below.

"GRANTORS

Billy Dean Seals

BILLY DEAN SEALS, INDIVIDUALLY AND
AS EXECUTOR OF THE ESTATE OF
HAROLD W. SEALS, DECEASED

Susan Belinda Nimmo

SUSAN BELINDA NIMMO, INDIVIDUALLY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BILLY DEAN SEALS, individually and as Executor of the Estate of Harold W. Seals, deceased and SUSAN BELINDA NIMMO, individually with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 18 day of ~~July~~ November, 2010.

Tammy Mingle

NOTARY PUBLIC

TAMMY MINGLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 11-18-2013

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Billy Dean Seals

AFFIANT

Sworn to and subscribed before me this the 18 day of ~~July~~ November, 2010.

Tammy Mingle

NOTARY PUBLIC

TAMMY MINGLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 11-18-2013