BILL GARRETT, Davidson County
Trans:T20110004792 DEEDQC
Recvd: 01/25/11 08:41 3 pgs
Fees:17.00 Taxes:0.00
20110125-0006744

This Instrument Prepared By:
Angus Gillis, III, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
P.O. Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
James E. Cawthorne, Jr. & Lynn Cawthorne 4064 Twin Oaks Lane Antioch, TN 37013	Same	084120111 00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DANA M.K. MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is zero (0). No taxes are due on the recordation of this instrument. This quitclaim deed is executed by an executor to implement a testamentary devise.

James E. Cawthorne
Affiant

SWORN TO AND SUBSCRIBED before me this 5 day of January, 2010.

Notary Public

Commission Expires: 01-19-2014

This instrument made and entered into on this the 5 day of 2011, ~~2010~~ by and between Lynn Cawthorne, in his capacity as Executor of the Estate of James E. Cawthorne, Grantor and James E. Cawthorne, Jr. and Lynn H. Cawthorne, Grantees.

WITNESSETH:

In order to fulfill a testamentary devise contained in the Last Will and Testament of James E. Cawthorne, I, Lynn Cawthorne, in my capacity as the Executor of the estate of James E. Cawthorne, do hereby quitclaim unto, James E. Cawthorne, Jr. and Lynn Cawthorn (who is one in the same person as Lynn H. Cawthorne, who is the executor), as tenants in common, all of my right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County.

Said Lot No. 28 fronts 110 feet on the southerly side of Lumar Lane and runs back 213.8 feet on the easterly line and 150.2 feet on the westerly line, to a dead line, measuring 124 feet thereon.

BEING the same property conveyed to James E. Cawthorne and wife, Irene S. Cawthorne (Irene S. Cawthorne having predeceased James E. Cawthorne) by deed from R.L. Freeman and Grady Woodson, Jr., dba Freeman and Woodson, of record in Book 2298, page 467, Register's Office for Davidson County, Tennessee.

This is improved property known as 2605 Lumar Lane, Nashville, Davidson County, Tennessee.

James E. Cawthorne died on January 11, 2010, leaving a Last Will and Testament dated September 28, 1999. This Will was admitted to probate in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 10P238 This conveyance is made without any representations or warranties as to title. This conveyance is made to fulfill a testamentary devise made in the Last Will and Testament of James E. Cawthorne.

In witness whereof, the Grantor has affirmed his signature on the day and date first above written.

Lynn Cawthorne, Executor of the Estate of James E. Cawthorne

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Dana mc mathis, a Notary Public, Lynn H. Cawthorne, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, (the following to be included only where the natural person is executing as agent) and who further acknowledged that such person is the Executor of the Estate of James E. Cawthorne and is authorized to execute this instrument on behalf of the Estate of James E. Cawthorne.

WITNESS my hand at office, on this the 5 day January, 2011 ~~2010.~~

Notary Public

Commission Expires: 01-19-2014

DANA M.K. MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY