BILL GARRETT, Davidson County
Trans:T20110013092 DEEDQC
Recvd: 03/04/11 09:18 3 pgs
Fees:17.00 Taxes:0.00

20110304-0017378

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.

AFFIANT

Subscribed and sworn to before me, this 9th day of February, 2011.

Notary Public

My Commission Expires: 8-23-11

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

ADDRESS NEW OWNERS:
Pandora Sue Winfrey
7332 Swift Road
Greenbrier, TN 37073

SEND TAX BILLS TO:
Same

MAP AND PARCEL: 061-11-0-13.00

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EXECUTRIX'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, Pandora Sue Winfrey, Executrix for the Estate of DEXTER C. PHILLIPS, 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 DEXTER C. PHILLIPS was probated in the Probate Court of Davidson County, Tennessee, No. 09P1456 on September 24, 2009. Dexter C. Phillips died April 22, 2008 and Audrey A. Phillips died on April 11, 2005. Pandora Sue Winfrey was named Executrix of the Estate of Dexter C. Phillips. (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, Pandora Sue Winfrey, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to Pandora Sue Winfrey and all of her heirs and assigns, (Clayton L. Phillips having filed in Probate Court relinquishing any interest in this property) such of her 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

said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, Being lot No. 18 in the Phillips Subdivision of Lot 42 in McMahan's Subdivision as of record in Book 547, Page 78, recorded May 4, 1953 in Book 2083, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the common corner of Lot 18 and 19 in the Westerly margin of Burrus (Richland) Street, then north 0° 04' 30■ west 75 feet to the radius point of the intersection of Burrus Street and McMahan Avenue; thence with an arc (25 ft. radius) 39.27 feet in a northerly and westerly direction to the end of said arc; thence north 89° 42' west 111.04 feet with the southerly margin of McMahan Avenue to the beginning of a curve; thence with the curve (120.76 feet radius) 81.09 feet in a westerly and southwesterly direction to the common corner of Lot 17 and 18; thence in a southeasterly direction with Lot Line 17 and 18, 90 feet, more or less, to the northwest corner of Lot 19, thence south 89° 42' east 157.5 feet to the point of beginning.

Being part of the same property conveyed to Charles Phillips and wife, Gladys H. Phillips, by deed from W. G. Davis and wife Emma O'Brien Davis, of record in Book 2745, Page 01, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phillips C. Dexter and wife, Audrey V. Phillips by deed from Charles Phillips and wife, Gladys H. Phillips of record in Book 2151, Page 617.

Property known as 4205 Burrus Street, Nashville, TN 37216.

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

WITNESS my hand this 9 day of February, 2011.

Pandora Sue Winfrey

Pandora Sue Winfrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **Pandora Sue Winfrey,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 9 day of February, 2011.

Suzanne Adams

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/23/11

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 201

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

09P1456

To PANDORA SUE WINFREY :

It appearing to the Court that DEXTER C. PHILLIPS has died leaving a written will, in which you are appointed Executrix, 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 PANDORA SUE WINFREY 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 September 24, 2009 .

Richard R. Rooker, Clerk

By: D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

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 PANDORA SUE WINFREY, Executrix of the estate of DEXTER C. PHILLIPS deceased, and I do further certify that PANDORA SUE WINFREY is still acting Executrix of the estate of DEXTER C. PHILLIPS, 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 24th day of Sept., 2009.

Richard R. Rooker, Clerk

By: D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK