BILL GARRETT, Davidson County
Trans:T20110015708 DEEDQC
Recvd: 03/16/11 15:22 3 pgs
Fees:17.00 Taxes:0.00
20110316-0020798

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.

John Wayne Bailiff
AFFIANT

Subscribed and sworn to before me, this 7 day of March 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, 2011

ADDRESS NEW OWNERS:
John Wayne Bailiff
230 Connie Drive
Hendersonville, TN 37075

SEND TAX BILLS TO:
Same

MAP AND PARCEL: 044-14-0-061.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, John Wayne Bailiff, Executor for the Estate of W. R. HENNESSEE, 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 W. R. HENNESSEE was probated in the Probate Court of Davidson County, No. 10P800 on June 2, 2010, John Wayne Bailiff was named Executor of the Estate of W. R. HENNESSEE . (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, John Wayne Bailiff, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to JOHN WAYNE BAILIFF and all of his heirs and assigns, such of their 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. 105 on the Map of Rolling Green Subdivision, Section 1, of record in Book 1424, Page 75 Register's Office for said County.
Said Lot No. 105 fronts 80 feet on the West Side of Fowler Street and runs back between lines, 264.3 feet on the north line and 259 feet on the south line, to a deed line, which is a broken line, measuring 80 feet thereon.
Being the same property conveyed to Nadine B. Hennessee, by deed from C.A. Wilson and wife, Mary R. Wilson, of Record in Book 2860, page 619, Register's Office.
Being the same property reconveyed to create as tenants by the entireties by J. E. Galbreath Trustee to W. R. Hennessee and wife, Nadine B. Hennessee in Book 3131, Page 159, Register of Deeds, Davidson County, TN.

W. R. Hennessee died May 19, 2010 and Nadine Hennessee died March 15, 1997.

Also known as 918 Fowler St., Old Hickory, TN 37138.

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

WITNESS my hand this 7th day of March, 2011.

- John Wayne Bailiff -
John Wayne Bailiff, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **John Wayne Bailiff** the within named bargainors, 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 7th day of March, 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, 2011

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

10P800

To JOHN WAYNE BAILIFF :

It appearing to the Court that W. R. HENNESSEE 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 JOHN WAYNE BAILIFF 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 02, 2010 .

Richard R. Rooker, 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 JOHN WAYNE BAILIFF, Executor of the estate of W. R. HENNESSEE deceased, and I do further certify that JOHN WAYNE BAILIFF is still acting Executor of the estate of W. R. HENNESSEE, 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, the 2ND day of JUNE, 2010.

Richard R. Rooker, Clerk

D.C.