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BILL GARRETT, Davidson County
Trans:T20110020204 DEEDQC
Recvd: 04/06/11 12:31 7 pgs
Fees:37.00 Taxes:0.00
20110406-0026602

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.
Allen Brown Clayborne, Jr. 8123 Dogwood Road Germantown, TN 38138	Same	73-12 Par 110 Is

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration given for this conveyance is -0-. No recording taxes are due as this is a Quitclaim Deed executed to fulfill a testamentary devise.

Allen Clayborne
Affiant

SWORN TO AND SUBSCRIBED before me this 15 day of February, 2011. 93

Jayme Beck
Notary Public

JAYME BECK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Commission Expires: My Comm. Exp. 2-27-13

For and in consideration for the sum of One Dollars ($1.00) cash in hand paid and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, I, Allen Brown Clayborne, Jr., in my capacity as the executor of the estate of Dorothy Josephine Clayborne Nahrgang (hereinafter "Grantor") do hereby quit claim unto, Allen Brown Clayborne, Jr., 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 the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being lot No. 4 on the plan of George I. Waddey's Subdivision, called "Sunset View", not of record, described, according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows; Beginning on the Easterly margin of McGavock Pike at the corner of Lots Nos. 3 and 4; thence with said Pike Northwardly, 100 feet to the corner of lots 4 and 5, being 500 feet South of the Southwest corner of the property conveyed to R.G. McIntosh and wife by deed from Geo. I. Waddey, Jr., of record in Book 808, page 176, Register's Office for said County; thence with the line between lots Nos. 4 and 5, Eastwardly, 277.4 feet to the top of bluff, and down said bluff to low water mark, thence Southwardly, 105.2 feet, more or less, to the corner of lots Nos. 3 and 4; thence with the line between said two lots Westwardly to the top of bluff and continuing in the same direction, 244.7 feet to the beginning.

Being the property conveyed to William E. Nahrgang and wife, Dorothy J. Nahrgang (since divorced) by deed of record in Book 2496, page 179, Registers' Office for Davidson County, Tennessee. Dorothy Josephine Clayborne Nahrgang (being one and the same person as Dorothy J. Nahrgang) and William Edward Nahrgang were divorced on April 17, 1980 in the Fourth Circuit Court of Davidson County, Tennessee. The Final Decree, a certified copy of which is filed contemporaneously with this Quitclaim Deed, vested title to one third of the property described above in William Edward Nahrgang and vested title to two thirds of the property in Dorothy Josephine Clayborne Nahrgang. By a Deed of record in Book 5714, Page 198 RODC, William Edward Nahrgang conveyed his one third interest in the property to Dorothy J. Nahrgang. Dorothy Josephine Clayborne Nahrgang died on February 11, 2009, leaving a Last Will and Testament dated March 19, 2007. She left all her real and personal property to Allen Brown Clayborne, Sr. If Allen Brown Clayborne, Sr. did not survive her, she left all of her real and personal property to her nephew, Allen Brown Clayborne, Jr. Allen Brown Clayborne, Sr., died on February 2, 2009, therefore Allen Brown Clayborne, Jr. became the sole beneficiary under the Will. The Will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 09P-566.

There is no warranty of title of any nature made by the Grantor.

This is improved property known as 2976 McGavock Pike, Nashville, Davidson County, Tennessee.

In witness whereof, the Grantor has executed this document on the 15th day of Feb., 2010.

Allen Brown Clayborne Jr.
Allen Brown Clayborne, Jr., Executor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY

Personally appeared before me, JAYME BECK the undersigned, a Notary Public in and for said County and State, Allen Brown Clayborne, Jr., with whom I am personally acquainted, and who executed the above Quitclaim Deed and who further acknowledged that he is the Executor of the Estate of Dorothy Josephine Clayborne Nahrgang and is authorized to execute this instrument.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 15 day of February, ~~2010~~ 2011

Jayme Beck
Notary Public

JAYME BECK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Commission Expires: My Comm. Exp. 2-27-13

IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY,
TENNESSEE AT NASHVILLE

DOROTHY JOSEPHINE CLAYBORNE NAHRGANG,)

Vs.) NO. 98590

WILLIAM EDWARD NAHRGANG)

FINAL DECREE

This cause came on to be heard on this the 25th day of March, 1980, before the Honorable Benson Trimble, Judge, upon the pleadings, the testimony of the principals and the corroborating witnesses, exhibits, argument of counsel, and the entire record in this cause, whereupon the matter was taken under advisement for the incoming of certain information and thereafter the Court did file a memorandum opinion dated April 8, 1980, which is incorporated herein by reference, and the Court finds, among other things, that allegations contained in the original complaint have been fully sustained by the proof and the defendant has been guilty of such cruel and inhuman treatment as to render further cohabitation unsafe and improper.

It is therefore ORDERED, ADJUDGED and DECREED by the Court that the bonds of matrimony heretofore subsisting between the parties be and the same are perpetually dissolved and plaintiff is entitled to all the rights and privileges of an unmarried person.

It is further ORDERED, ADJUDGED and DECREED by the Court that the home of the parties located at 2976 McGavock Pike in Davidson County, Tennessee titled in them as tenants by the entireties, and the furnishings therein, shall henceforth be titled as follows:

> Two-thirds to the plaintiff, Dorothy Josephine Nahrgang, and the remaining one-third to the defendant, William Edward Nahrgang;

however, plaintiff is permitted and allowed to remain and occupy said residence until her remarriage or in the event she chooses to sell the same. Insofar as any necessary repairs are concerned, the same shall be divided by and between them in proportion to their ownership in said property but in no event shall repairs be made without the approval of the defendant, said real estate being more particularly described as follows:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being lot No. 4 on the Plan of George I. Waddey's Subdivision, called "Sunset View," not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corner of lots Nos. 3 and 4; thence with said Pike northwardly 100 feet to the corner of lots Nos. 4 and 5, being 500 feet south of the southwest corner of the property conveyed to R. G. McIntosh and wife by deed from George I. Waddey, Jr., of record in book 808, page 176, Register's Office for said County; thence with the line between lots Nos. 4 and 5, eastwardly 277.4 feet to the top of bluff, and down said bluff to low water mark of Cumberland River; thence with said low water mark southwardly 105.2 feet, more or less, to the corner of lots Nos. 3 and 4; thence with the line between said two lots westwardly to the top of bluff and continuing in the same direction 244.7 feet to the beginning.

Being the same property conveyed to William R. Nahrgang and wife, Dorothy J. Nahrgang, by deed from Quincy I. Hall and wife, of record in the Register's Office for Davidson County, Tennessee.

It is further ORDERED, ADJUDGED and DECREED by the Court that the defendant shall pay to the plaintiff as alimony the sum of Two Hundred Fifty Dollars ($250.00) each month beginning May 1, 1980, until her remarriage or death, said payments to be made through the office of the Circuit Court Clerk and any failure to make said payments when due shall become a judgment against said defendant.

It is further ORDERED, ADJUDGED and DECREED by the Court that the Honorable A. B. Neil, Jr., Solicitor for plaintiff, shall have judgment against and recover from the defendant the sum of One Thousand Five Hundred Dollars ($1,500.00), the same being a reasonable fee for services rendered.

The defendant will pay the costs of this cause and for all of the foregoing let execution issue.

This 17 day of April, 1980.

HENSON TRIMBLE, JUDGE

APPROVED FOR ENTRY:

A. B. Neil, Jr.
Attorney for Plaintiff

CERTIFICATE:

I hereby certify that a true and exact copy of the foregoing Final Decree has been mailed to Honorable W. Douglass Love, Attorney for defendant, at his address; 404 James Robertson Parkway, Nashville, Tennessee 37219, on this the 11 day of April, 1980.

A. B. Neil Jr.

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the order heretofore entered in the FOURTH Circuit Court for Davidson County, Tennessee, on the 17 day of APRIL , 1980 , in the Case Number 98590 between NAHRGANG, DOROTHY J Plaintiff, and NAHRGANG, WILLIAM EDWARD Defendant, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 17 day of MARCH in the year two thousand eleven and in the 234th year of American Independence.

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk

SEAL

