BILL GARRETT, Davidson County
Trans:T20110028806 DEEDQC
Recvd: 05/13/11 16:16 2 pgs
Fees:13.00 Taxes:9.25
20110513-0037015

THIS INSTRUMENT PREPARED BY: **LEE BORTHICK**
Attorney at Law
Springfield, Tennessee 37172
Based on information provided by the parties.

EXECUTORS QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILL	MAP & PARCEL
BILLY and JEAN BATSON 113 Golf Club Lane, Condo 1 Springfield, Tennessee 37172	SAME	62 P/O 261

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500.00.

Sworn to and subscribed before me, this 28th day of April 2011.

Billy Batson
AFFIANT

Sheila J. Woody
NOTARY PUBLIC

ROBERTSON COUNTY SHEILA J. WOODY NOTARY PUBLIC STATE OF TENNESSEE

My Commission expires: 5-21-14

James R. Spencer died on October 7, 2010, leaving a will dated September 19, 1985. The will was admitted to probate on October 19, 2010 in the Chancery Court, Robertson County, Tennessee, Docket Number 21602. The will named James Melvin Spencer as executor. The executor is duly qualified. There are sufficient assets with which to pay the debts of the Estate. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of James R. Spencer, James Melvin Spencer, Executor, quitclaims to Billy Batson and wife, Jean Batson, all right, title and interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, being more particularly described as follows, to-wit:

Beginning at an iron pin (old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, the northwest corner of this tract, and continuing as follows: S 84° 15' 00" E, 181.88 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William A. Strasser; thence with a new line, as follows: S 01° 17' 39" W, 76.23 feet to an iron pin (new); thence, N 88° 42' 21" W, 181.33 feet to an iron pin (new), in the easterly margin of Pennington Bend Road; thence, N 01° 17' 39" E, 90.36 feet, to the point of beginning, containing **0.35 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

The above described tract of land is served by and subject to a 20' Common Driveway Easement, as described below:

20'Common Driveway Easement

Beginning at a point, in the easterly margin of Pennington Bend Road, said point being located from an iron pin (old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, S 01° 17' 39" W, 80.36 feet, **to the point of beginning**, the northwest corner of this easement, and continuing with a new line, as follows: S 88° 42' 21" E, 135.00 feet; thence S 01° 17' 39" W, 20.00 feet; thence, N 88° 42" 21" W, 135.00 feet; thence, N 01° 17' 39" E, 20.00 feet, to the point of beginning, containing **2,700 Square Feet**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

BEING a portion of that property which was conveyed to James R. Spencer, et ux, by Sam Harper, et ux, in a deed of record which is recorded in Deed Book 2290, Page 261, Register's Office for Davidson County, Tennessee, (RODCT).

ESTATE OF JAMES R. SPENCER
BY: JAMES MELVIN SPENCER, EXECUTOR

James Melvin Spencer, Executor
JAMES MELVIN SPENCER, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES MELVIN SPENCER,** Executor of the Estate of James R. Spencer, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 21st day of April 2011, at Springfield, Tennessee.

Sheila J. Woody
NOTARY PUBLIC

My commission expires: 5-21-14

SHEILA J. WOODY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY