BILL GARRETT, Davidson County
Trans:T20110047057 DEEDQC
Recvd: 08/02/11 15:21 3 pgs
Fees:17.00 Taxes:0.00
20110802-0059419

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.

Timothy H. Ashburn
AFFIANT

Subscribed and sworn to before me, this 26th day of July, 2011.

JEFF SHOUPE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 8, 2014

Notary Public

My Commission Expires: 1-8-2014

ADDRESS NEW OWNERS:
Timothy Ashburn
1009 Burchwood Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Same

MAP/ Parcel: 072 09 0 098.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, TIMOTHY ASHBURN, Executor for the Estate of JAMES DAVID HALL, III, 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 JAMES DAVID HALL, III, was probated in the Probate Court of Davidson County, Docket No. 10P -1530 on October 14, 2010. TIMOTHY ASHBURN, was named Executor for the Estate of JAMES DAVID HALL, III. (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, TIMOTHY ASHBURN, Executor for the Estate of JAMES DAVID HALL, III, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to TIMOTHY ASHBURN and all of his heirs and assigns, 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 land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 of Block One , on the map of Burchwood Place of record in Book 547, Page 183, Registers's Office for said County, to which reference is made for a more complete description.

Said Lot No. 24 fronts 60 feet on the north side of Burchwood Avenue and runs back between parallel lines 139 feet to a dead line.

Being the same property conveyed to James David Hall, III by Quitclaim Deed from James D. Hall, Jr, etux, Sue Bradshaw Hall, of record in Book 7364, Page 465 , Registers Office for Davidson County, Tennessee.

This is improved property known as 1009 Burchwood Avenue, Nashville, TN 37216.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Registers Office for Davidson county, Tennessee, including but not limited to (a) Real Property taxes (b) all matters appearing on the plan of record in Book 547, page 183, said Register's Office.

WITNESS my hand this 26th day of July, 2011.

Timothy H. Ashburn

Timothy Ashburn, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at office this the 26th day of July, 2011.

JEFF SHOULDERS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires January 6, 2014

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-2014

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

10P1530

To TIMOTHY ASHBURN :

It appearing to the Court that JAMES DAVID HALL 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 TIMOTHY ASHBURN 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 October 14, 2010 .

RICHARD R. ROOKER CIRCUIT COURT CLERK

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 TIMOTHY ASHBURN, Executor of the estate of JAMES DAVID HALL deceased, and I do further certify that TIMOTHY ASHBURN is still acting Executor of the estate of JAMES DAVID HALL, 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 14 day of Oct., 2010.

RICHARD R. ROOKER CIRCUIT COURT CLERK

Richard R. Rooker, Clerk

_____ D.C.