This Instrument Prepared By:
Douglas S. Hale
Hale and Hale, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

BILL GARRETT, Davidson County
Trans:T20120007154 DEEDQC
Recvd: 01/30/12 15:28 3 pgs
Fees:17.00 Taxes:0.00
20120130-0008494

EXECUTRIX'S QUITCLAIM DEED

Address Of New Owners:	Send Tax Bills To:	Map/Group/Parcel:
Sandra Nichols 1656 Sunset Road Brentwood, TN 37027	Sandra Nichols 1656 Sunset Road Brentwood, TN 37027	Map 83-1 Parcel 257

FOR GOOD AND VALUABLE CONSIDERATIONS, the receipt of which is hereby expressly acknowledged, and for the purpose of making distribution pursuant to the probate matter of: The Estate of Dorothy Ann Ferguson, No. 11P-1066, in the Probate Court for Davidson County, Tennessee at Nashville, **SANDRA LYNN NICHOLS, EXECUTRIX OF THE ESTATE OF DOROTHY ANN FERGUSON** (the "Grantor"), hereby quitclaims, transfers and conveys unto **SANDRA LYNN NICHOLS** ("Grantee"), all of the right, title and interest of the said Dorothy Ann Ferguson, deceased, in and to the following described tracts or parcels of land situated in Davidson County, Tennessee, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

WITNESS my hand this 27th day of December, 2011.

Sandra Lynn Nichols, Executrix

Sandra Lynn Nichols, Executrix of the
Estate of Dorothy Ann Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Douglas S. Hale, the undersigned, a Notary Public, in and for said State and County, Sandra Lynn Nichols, Executrix of the Estate of Dorothy Ann Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as Executrix, but no further or otherwise.

Witness my hand and official seal at Franklin, Tennessee, this the 27 day of December, 2011.

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: January 26, 2014

My Commission Expires January 26, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 0 estate distribution.

Sandra Lynn Nichols, Affiant

Sworn to and subscribed before me this the 27 day of December, 2011.

My Commission Expires:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of the land of the heirs of Mrs. Sallie L. Johnson, as of record in Book 332, page 16482, in the Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Petway Avenue and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Dorothy A. Ferguson by Warranty Deed from Anne C. Batson of record in Book 9530, page 692, Davidson County Register's Office.

This is improved property known as 1042 Petway Avenue, Nashville, Tennessee 37206.

SN