Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ -0-

Mary L Trimble
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 8th day of FEBRUARY, 2011

NOTARY PUBLIC
My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120013153 DEEDQC
Recvd: 02/22/12 15:53 2 pgs
Fees:12.00 Taxes:0.00
20120222-0015582

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JULIA M. MITCHELL 333 E. Marathona. Madison, Tennessee 37115	New Owner	042- 15- 0 / 086.00

In further fulfillment of the terms of the ***Last Will and Testament*** of FRANKIE EUGENE SAWYER , and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JULIA M. MITCHELL**, Executrix of **The Estate of FRANKIE EUGENE SAWYER**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

JULIA M. MITCHELL, Individually, an un - married woman, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lots Nos. 85, 86, 87, 88 and 89 of Block "A" on the Map or Marathona, described according to a survey of J.A. Mefford, Dated December 1937, in [plat] Book4690, page 334, Register's Office for Davidson County, Tennessee to which said Map reference is hereby made for a more complete description of said Lots. Said Property further described by John Kohl, Surveyor, dated August 18, 1978 as follows:

Said Lots Nos. 85, 86, 87, 88 and 89 front together 125 feet on the Easterly margin of East Marathona Avenue, formerly East Ezell Road, and run back between parallel lines 427 feet to a dead line in the rear measuring 125 feet.

BEING all the same property conveyed to Frankie Eugene Sawyer and wife, Ora Lee Sawyer by deed from James C. Dishman, et ux, Frances V. Dishman of record in **Book 5338, page 855**, Register's Office for Davidson County, Tennessee. The said Ora Lee Sawyer having been divested of all right title and interest in the said property by Final Divorce Decree of record in **Book 7133, page 112**, Register's Office for Davidson County, TN. Frankie Eugene Sawyer having created a Tenancy by the Entirety in one half of his undivided interest with his wife, Julia Mitchell by Deed of record as **Instrument #20010323-0028133**, said Register's Office. Frankie Eugene Sawyer, died Testate, in Davidson County on January 18, 2010, Probate Case **#11P-196**, and by ITEM II(d.) of his Last Will, devised his remaining interest in the aforesaid property to his Widow,

Julia Mollie Mitchell, a/k/a Julia Mae Mitchell, a/k/a JULIA M. MITCHELL, all one and the same person and the Grantee herein.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2012.

This is improved property known as: 333 E. Marathona., Madison, TN37115.

Witness my hand this 8th day of FEBRUARY, 2012.

The Estate of FRANKIE EUGENE SAWYER

Julia M. Mitchell

By: JULIA M. MITCHELL, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named JULIA M. MITCHELL, the Executrix for the Estate of FRANKIE EUGENE SAWYER, 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 Old Hickory, Tennessee this 8th day of FEBRUARY, 2012.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

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QUITCLAIM DEED

From: The Estate of FRANKIE EUGENE SAWYER

To: JULIA M. MITCHELL un-married

Property:

333 E. Marathona. Madison, TN. 37115

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
2217 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000

www.ljelaw.com