26 B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Sonya Spicer et al 4651 Clarksville Hwy. Nashville, TN 37218	New Owner	Map 49 Parcel 28.01

This instrument prepared by: Robert J. Notestine III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205, This instrument was prepared from furnished by the parties hereto and was prepared without the benefit of a ti

BILL GARRETT, Davidson County
Trans:T20120061462 DEEDQC
Recvd: 08/17/12 09:46 3 pgs
Fees:17.00 Taxes:0.00
20120817-0073775

EXECUTOR'S QUITCLAIM D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Ibn Spicer, Executor of the Estate of Charles L. Spicer does hereby quitclaim and convey unto Sonya Spicer, Erica Spicer and Brandon Spicer as tenants in common (the "Grantees"), their heirs and assigns, all of its interest in certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 3 conveyed by W. H. Thompson, Sr., et al, to Howard B. Moore, and wife, as described in the deed of record in Book 2735, Page 229, Register's Office for Davidson County, Tennessee, and being part of Tract No. 1 conveyed by W. H. Thompson, Sr., et al, to Howard Moore, and wife, as described in the deed of record in Book 2735, Page 235, said Register's Office, and described as follows:

Beginning at an iron pin on the westerly margin of State Highway No. 112 (Clarksville highway) at the southeasterly corner of the property conveyed by Howard B. Moore and wife, to Henry Binkley and wife, by deed of record in Book 3075, page 318, Register's Office for Davidson County, Tennessee, and running thence, along the southerly line of Binkley's said property, North 89 deg west 674.7 feet, more or less, to the southwesterly corner of Binkley's said property; thence along a fence South 0 deg. 07' east 100 feet to a point; thence South 89 deg. East 428 feet to a point which liens 125 feet South 2 deg. 45' east of the southwesterly corner of another tract of land conveyed by the said Moore and wife, to the said Binkley and wife, by deed of record in Book 3034, Page 143, Register's Office for Davidson County, Tennessee; thence along a fence South 2 deg. 45' east 108.5 feet to a point; thence South 85 deg. East 251 feet, more or less, to the westerly margin of said State Highway No. 112; thence, with the same, North 214.5 feet to the beginning.

Tract II:

A certain tract or parcel of land located in Davidson County, Tennessee, and described according

to a survey of George W. Watkins dated January 3, 1953 as follows:

Beginning at a point at the northwesterly rear corner of the current Will Ed Office property; thence South 0 deg. 07' East along the extreme rear line of the Will Ed Office property a distance of 100 feet to a point in the southerly line of the Will Ed Officer property; thence North 89 deg. 0' west a distance of 296 feet to a point; thence North 43 deg. 30' West a distance of 138 feet to a point; thence South 89 deg.0' East a distance of 393 feet to a point, same being the point of beginning and containing .81 acres, more or less.

Being the same real properties conveyed to Charles Lorenzo Spicer and Augustine Bailey Spicer by Warranty Deed from Nathaniel Officer. of record in ~~Book~~ Instrument ~~Page~~ 20010 5/0 - 0048699, Register's Office for Davidson County, Tennessee. Augustine Bailey Spicer predeceased Charles L. Spicer who died in 2012 and the above captioned real property was specifically bequeathed in his last will and testament which was entered for Probate in Case No. 12P-380, Seventh Circuit Court for Davidson County, Tennessee.

This is improved real property commonly known as 4651 Clarksville Highway, Nashville, Tennessee 37218

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(The actual value is $ 0.00.

Ibn Spicer
Affiant

(Subscribed and sworn to before me
(This 10th day of August, 2012.

Notary Public
(My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 10th day of August, 2012.

ESTATE OF CHARLES L. SPICER

By: Ibn Spicer
IBN Spicer, Executor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Robert T. Nesteline of the state and county mentioned, personally appeared Ella Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Executor of the Estate Charles L. Spicer, an estate and as such Executor acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Estate of Charles L. Spicer, the within named bargainor, an estate, and that he/she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by him/herself as Executor.

Witness my hand and seal, at office in Nashville this 20th day of August, 2012.

Notary Public

My Commission Expires:

ROBERT T. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013