THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20120067232 DEEDQC
Recvd: 09/07/12 10:54 3 pgs
Fees:17.00 Taxes:0.00
20120907-0081210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 30 day of December, 20[illegible]

Notary Public
My Commission Expires:
7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Scott et al, Co-Trustee 4212 Kings Lane Nashville, TN 37218	Same	Map 59-16 Parcel 170.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **DAVID DUNCAN** and **NANCY DANIEL**, Co-Personal Representatives of the Estate of **NANCY D. DRIVER**, deceased, (the "Decedent") in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will which was duly admitted to probate in Davidson County, Tennessee, in the Seventh Circuit Court, Probate Division (11P-966), hereby remise, release and quitclaim unto **MARY SCOTT, DAVID DUNCAN, NANCY DANIEL** and **PATRICIA BRADFORD co-trustees of the Nancy D. Driver Family Trust U/A/D November 21, 2005, its successors and assigns**, all of the right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land situated in **Davidson** County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 30 on the plan of Hickory Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 22nd, 1948 as follows:

Beginning on the Easterly margin of Avalon Drive at the common corner of Lot Nos. 29 and 30, said beginning point also being 383 feet South of the North line of said Subdivision; thence with the line between Lot Numbers 29 and 30 eastwardly 150 feet; thence southwardly 50 feet to the

corner of Lot Numbers 30 and 31; thence with the line between said lots, westwardly 150 feet to the easterly margin of Avalon Drive; thence with said drive northwardly 50 feet to the point of beginning.

This description is the same as used in the last deed of record.

Being the same property conveyed to John L. Driver and Nannie D. Driver (his wife) by Deed dated February 24, 1950 from R.M. Holly, J.C. Griffin and W.H. Tadlock, of record in Book 2142, Page 259, Register's Office for Davidson County, Tennessee. The said John L. Driver having died on November 7, 1987 in Davidson county, Tennessee and title to the property vested solely in Nannie D. Driver as the surviving tenant by the entirety.

Nannie D. Driver and Nancy D. Driver were one and the same person.

This is **unimproved** property known as 43 Avalon Drive, Nashville, Tennessee. 37207

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

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

WITNESS my hand this 30 day of December, 2011.

David Duncan
Personal Representative

Nancy Daniel
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Duncan, a co-personal representative of the Estate of Nancy D. Driver, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as Personal Representative for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 2011.

David A. Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Daniel, a co-personal representative of the Estate of Nancy D. Driver, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument as Personal Representative for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 2011.

David A. Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2015