THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
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Nashville, TN 37205
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BILL GARRETT, Davidson County
Trans:T20120067232 DEEDQC
Recvd: 09/07/12 10:55 3 pgs
Fees:17.00 Taxes:0.00
20120907-0081215

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, 2011.

Notary Public

My Commission Expires: 7/6/2015

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 92-6 Parcel 294.00

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:

Land in Davidson County Tennessee, being Lot Nos. 12 and 13 on the Plan of Sam and Emily's Lee's Subdivision of Lots, 25th Ward, of record in Book 421, page 191, said Register's Office, more accurately described as follows:

Beginning at a point in the east line of a lot conveyed to Samuel J. Lee, by deed from Jeff McCarn, et al of record in Book 264, page 338, said Register's Office, 160 feet North from a stake located at the Northeast

corner of said lot at the intersection of a 10 foot alley and Clifton Pike; thence North with the West margin of said alley 90 feet to a stake in a Wall; thence West with Wall 87.12 feet to a stake in the Wall; thence South 90 feet to a stake in the alley; thence East and along the North side of alley 87.12 feet to the beginning.

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

Being the same property conveyed to Nannie D. Driver by Deed dated November 14, 1989 from Nannie D. Driver, Executrix of the Estate of John L. Driver, of record in Book 7992, Page 165, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 808 31st Avenue North, Nashville, Tennessee. 37209

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
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.

Dav 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.

Dd A. Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2015