BILL GARRETT, Davidson County
Trans:T20120097958 DEEDQC
Recvd: 12/21/12 15:06 2 pgs
Fees:12.00 Taxes:0.00
20121221-0118045

Prepared by/Return to:
Cynthia Fitzgerald
P.O. Box 70270
Nashville, Tennessee 37207

Quitclaim Deed

This Quitclaim Deed made **December 13, 2012**, by:

The Estate of Sarah Ann Jackson Russell ("Transferor")
c/o Teresa D. Busby, Executor
110 NewCastle Court
Goodlettsville, Tennessee 37072

NEW OWNER AND TAX BILLS

to:
Richard W. Russell ("Transferee")
871 W. Old Hickory Blvd.
Madison, Tennessee 37115

MAP AND PARCEL
042-09-0-012

The Estate of Sarah Ann Jackson Russell (Transferor), in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever quitclaims **to Richard W. Russell, (Transferee)** all of the interest of Transferor, if any, in an to that real property located in the County of Davidson, and State of Tennessee, and more certainly described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, on the South side of Old Hickory Boulevard and more particularly described according to a survey by Wayne S. Cooper, Sr., surveyor, dated December 16, 1969 as follows: BEGINNING at an iron pin on the southerly side of Old Hickory Boulevard a corner to Noel M. Brown, thence with the line between this property and the Brown property South 4 degrees 30' West 490.8 feet to a point on a margin of a creek; thence North 39 degrees 13' West 149.2 feet to a concrete monument and common corner to the St. Luke Cumberland Presbyterian Church property; thence with the line between this property and the church property North 4 degrees 30' East 395.8 feet to an iron pin in the margin of said Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard South 78 degrees 22' East 104 feet to the point of beginning. Being the remainder of the property conveyed to Noel M. Brown or Rebecca 0. Brown, trustees, or successor trustee(s) of the Noel M. and Rebecca 0. Brown Trust, dated March 25, 1998, a Revocable Living Trust Quit Claim Deed, dated March 25, 1998 of record in Book 10922, Page 522, Register's Office for Davidson County, Tennessee. Noel Milton Brown having since died on October 13, 2004 in Sumner County, Tennessee. Noel Milton Brown being one in the same person as Noel M. Brown. Mary Rebecca Brown having since died on October 19, 2003 in Davidson County, Tennessee. Mary Rebecca Brown being one in the same person as Rebecca 0. Brown. Pursuant to the Declaration of Trust, Article One, Section C, Rebecca Frances Brown Clark was named as Successor Trustee. This conveyance is subject to all restrictions and easements of record. This is IMPROVED property known as 871 West Old Hickory Blvd. Madison TN 37115.

Current source of title # 2012 0924-0086547

IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

Teresa D. Busby, Executor
The Estate of Sarah Ann Jackson Russell

Acknowledgment

State of Tennessee)
County of Davidson)

On this December 13, 2012, before me personally appeared Teresa Busby in her capcity as Executor with The Estate of Sarah Ann Jackson Russell, whom I am personally acquainted, and who acknowledged that she executed the foregoing Quitclaim Deed and who further acknowledged to me she is the Executor of the maker and is authorized by the maker to execute this instrument on their behalf. Witness my hand this 13th day of December, 2012.

Notary Public-Cynthia Fitzgerald

CYNTHIA WEBB FITZGERALD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission expires : September 5, 2013

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State of Tennessee
County of Davidson

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

Affiant

Subscribed and Sworn before me, this the 19 day of December 2012.

Notary Public-

YVETTE Y. CAIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission expires : 05/04/13