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

20121221-0118046

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:
Douglas E. Russell ("Transferee")
500 W. Campbell Road
Goodlettsville, Tennessee 37072

MAP AND PARCEL
033-00-0-166

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 **Douglas E. 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:

LAND in the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 5 on the survey of Ralph W. C. Lambert, dated September 6, 1972, revised January 22, 1972, as follows:
SAID Tract 5 fronts 222.0 feet on the east side Campbell Road and extends back 596.0 feet on the north line and 603.3 feet on the southernly line to a line on the rear on which it measures 220 feet.
BEING property vested in Irene M. Higgason, by will of Agnes M. Day, deceased, of record in Will Book 86, page 359, and by deed from James S. Higgason, Jr., as of record in Book 4481, page 710, Register's Office Davidson County, Tennessee; Irene M. Day and Irene M. Higgason being one and the same person as original name of Day was granted in Decree of Fourth circuit Court, Rule No. 66322,
NOTE: This property is conveyed subject to Restrictive covenants which are binding on Grantees, their heirs and assigns for 20 years from this date hereof:
l. There shall be at least 1600 square feet of living floor space in dwelling constructed which shall be of either brick or stone.
2. Property shall be set back at least 150 feet from road.
3. No swine will be allowed on premises.
4. No mobile homes may placed either temporarily or permanently on said lot.

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 19th day of December, 2012.

Notary Public-Cynthia Fitzgerald

CYNTHIA WEBB FITZGERALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires : September 8, 2013

****

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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires : 05/01/13