This Instrument Prepared By:

CINDY L. PORTER, 011643
Attorney at Law
5519 Hill Court
Nashville, TN 37220-2321

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map and Parcel No.:
Edna Sharon Sanford 14319 Old Hickory Blvd. Antioch, TN 37013	Edna Sharon Sanford 14319 Old Hickory Blvd. Antioch, TN	181 26

QUIT CLAIM DEED

THIS INSTRUMENT is made and entered into this 15th day of January, 2013, by and between the Estate of Mary Frances Brittain, **Grantor,** and Edna Sharon Sanford, **Grantee**. Mary Frances Brittain was a widow, her husband William Kidd Brittain having predeceased her on February 14, 2009. Mrs. Brittain resided at 14307 Old Hickory Blvd., Antioch, Davidson County, TN 37013, until her death on June 16, 2012. The conveyance of this real property is made pursuant to the administration and probate of the Estate of Mary Frances Brittain, Probate No. 12P1267, of record in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real property, being a strip of approximately .41 acres of the property having an address of 14307 Old Hickory Blvd., Antioch, Davidson County, TN 37013, and further described as follows:

Land in the 2nd Civil District of Davidson County Tennessee and being the northerly 52 feet of Lot One of the W.K. Brittain Etux Lands as recorded in Book 11190, Page 1, R.O.D.C., Tn. and being more particularly described as follows:

Beginning at the northeast corner of said Lot 1 in the northerly margin of Old Hickory Blvd. as shown on the attached Exhibit "A";

Thence along said Old Hickory Blvd. S 03°47' 12"W 52.07 feet;

Thence leaving Old Hickory Blvd. and along a new line N 83°12'25"W, 341.73 feet;

Thence along the westerly line of said Lot 1, N 00°29' 42"E, 52.32 Feet;

Thence along the original line between lots 1 and 2, S 83°12'25"E, 344.74 feet to the Point of beginning and containing 0.41 acres or 17,848 sq. ft.

BILL GARRETT, Davidson County
Trans:T20130005298 DEEDQC
Recvd: 01/18/13 11:44 3 pgs
Fees:17.00 Taxes:0.00
20130118-0006289

Being part of the same property conveyed to William K. Brittain and wife, Mary Frances Brittain by deed from Noah Eckle Hooven, Jr. and wife Willie Virginia M. Hooven of record in Book 1400, Page103, Register's Office, Davidson County, Tennessee. Being part of the same property conveyed to Noah Eckle Hooven, Jr. and wife Willie Virginia M. Hooven by deed from Russell S. Rieves, Sr., and wife, of record in Book 1286, Page 642, Register's Office, Davidson County, Tennessee.

Further being part of the same property conveyed to William K. Brittain and wife, Mary Frances Brittain by deed from Jesse C. King, Jr. and wife, Marguerite Turner King, of record in Book 4054, Page 814, Register's Office, Davidson County, Tennessee. Being part of the same property conveyed to Jesse C. King, Jr. and wife, Marguerite Turner King, by deed from Nellie Barnes King et al, of record in Book 3673, Page 541, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record, except that the overflow septic tank line (pipe) on said land will be capped by Grantor.

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The above-described property is unimproved property. Property taxes for 2012 have been paid by Grantor.

WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Walter G. Brittain
ESTATE OF MARY FRANCES BRITTAIN
By Walter Gerald Brittain

CINDY L. PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Cindy L. Porter, of the State and County aforesaid, personally appeared the Executor, Walter Gerald Brittain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Mary Frances Brittain, and that he as such Grantor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 15th day of January, 2013.

Cindy L. Porter
NOTARY PUBLIC
My Commission Expires:
My Commission Expires:
August 23, 2016

AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00, and the value for the transfer is $0.00.

AFFIANT:

Walter G. Brittain
ESTATE OF MARY FRANCES BRITTAIN
By Walter Gerald Brittain

CINDY L. PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2013.

Cindy L. Porter
NOTARY PUBLIC

My Commission Expires:
My Commission Expires:
August 23, 2016

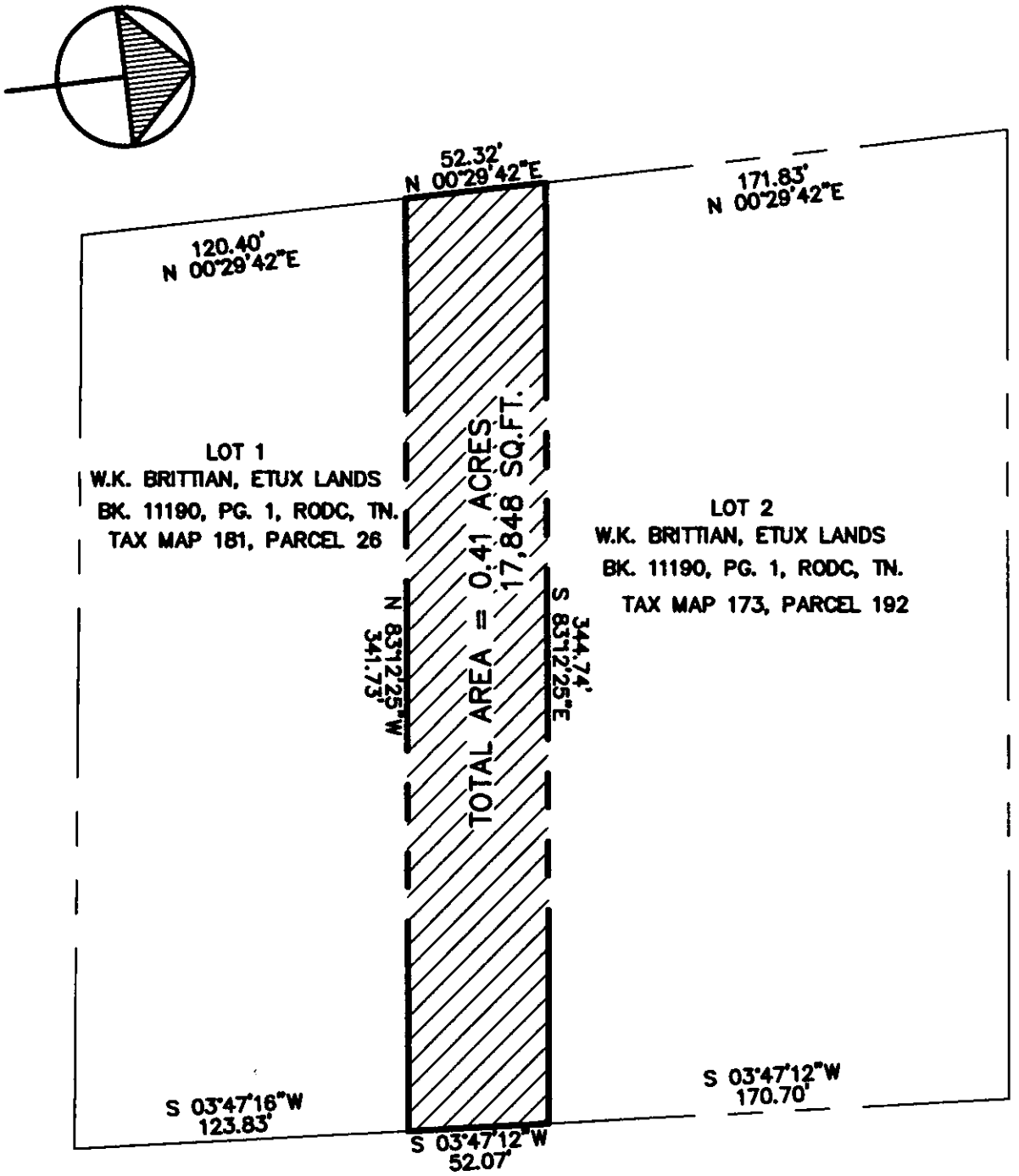


EXHIBIT "A"

Triple – S	Land Surveying Services 6157 Pettus Road, Antioch, Tn. 37013 Ph. (615) 394-9295 Fax (615) 941-5381
DATE: 10 / 10 / 12	SCALE: 1" = 60'