BILL GARRETT, Davidson County
Trans: T20130061800 DEEDQC
Recvd: 07/19/13 13:02 2 pgs
Fees:12.00 Taxes:0.00
20130719-0075007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June 2013

Notary Public

MY COMMISSION EXPIRES: 3/3/2014

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, STE 207, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA J. BEAZLEY	**SAME**	**Map 070-02-0** **Par 022.0**
(NAME) **228 Cumberland Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Wilburn Ernest Beazley died testate on March 10, 2012 and further, his wife, **Edith Beazley,** predeceased him on May 19, 1997. **Patricia J. Beazley** was named as the Executrix in the Will and was appointed Executrix of the **Estate of William Ernest Beazley** on August 23rd, 2012 by order of the Probate Court for Davidson County, Tennessee, Docket #12P-1321.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Patricia J. Beazley**, acting as Executrix of the **Estate of William Ernest Beazley**, quitclaims to **Patricia J. Beazley, individually**, all right, title and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

The northern half of lot #7 on the plan of Petre Place as of record in Book 2083, page 104, R.O.D.C., fronts 50 feet on the East side of St. Joseph's Drive and runs back between parallel lines 174.8 feet to a dead line and measures 50 feet thereon. This lot adjoins #8 originally deeded by James E. Petre and wife, Josephine Petre to Frank Baltz of record in Book 2540 page 531 and more recently conveyed by deed from Frank Baltz to Ernest Beazley and wife, Edith Beazley of record in book 3341, page 213, R.O.D.C.; thus giving to Ernest Beazley and wife, Edith Beazley 150 feet fronting on St. Joseph's Drive.

This being part of the property conveyed to D.A. Wheatley and Susie Wheatley by deed from Louise Sherrill et al, of record in Book #1536, Page #245 R.O.D.C.

This lot being part of the property conveyed to James E. Petre and wife, Josephine Petre, by deed

from D.A. Wheatley and Susie Wheatley of record in Book # 2040, page #446, R.O.D.C.

This being part of the property conveyed to Andrew Catignani and wife, Joan Catignani by deed from James A. Petre and wife, Josephine Petre of record in Book # 2649, page #347, R.O.D.C.

Taxes to be payed by the buyer.

Restrictive covenants James E. Petre et ux, to Petre Place of record in Book #2294, page #445, R.O.D.C.

This deed in no way violates the restrictive covenants since it give Ernest Beazley and wife, Edith Beazley 150 feet fronting on St. Joseph Drive and leaves Andrew Catignani and wife, Joan Catignani 150 feet likewise fronting on St. Joseph Drive.

Being the same property conveyed to Ernest Beazley and wife, Edith Beazley, by deed of record from Andrew D. Catignani and wife, Joan M. Catignani on April 5, 1962; Book 101, Page 601 in the Register's Office for Davidson County, Tennessee, and any further existing restrictions and easements of record.

Unimproved ( )
This is improved (X) property, known as: 2016 St. Joseph Drive, Nashville, Tennessee 37218.

Witness our hands this 24th day of June 2013.

Patricia J Beazley
PATRICIA J. BEAZLEY,
EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICIA J. BEAZLEY, EXECUTRIX** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of June, 2013.

My Commission Expires: 3/3/2014

JAD A. DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public