THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Sarah Osborne, et al. 331 Gaywood Dr. Nashville, TN 37211	Marilyn Osborne 331 Gaywood Dr Nashville TN 37211	147 01 0 210.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, I, Margaret Scott, Executrix of the Estate of Virginia S. Cook, deceased, the Grantor, and in connection with the distribution and closing of the Estate of Virginia S. Cook, the decendent's will having been duly admitted to probate in Davidson County, with the Docket no. 13P1835,have this day bargained and sold and do hereby transfer, convey and quitclaim unto Sarah Osborne, a fifty (50%) percent undivided interest, and Rachel Osborne, a fifty (50%) percent undivided interest, their heirs and assigns, as tenants in common, subject to a Life Estate hereby granted to Marilyn Osborne, for as long as she may live, in and to certain real property situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Caldwell Hall, Section 2, as of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia S. Cook by Deed from A. Gregory Ramos and wife, Sandra I Ramos, of record in Book 8411, page 355, Register's Office for Davidson County, Tennessee. The said Virginia S. Cook having since died and Margaret Scott having been appointed Executrix of her estate with power and authority to sell real property pursuant to the Last Will and Testament of Virginia S. Cook, probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P1835.

This is improved property known as 331 Gaywood Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20140008246 DEEDQC
Recvd: 02/05/14 08:36 2 pgs
Fees:12.00 Taxes:0.00
20140205-0010045

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 29 day of January, 2014.

Margaret Scott
Margaret Scott, Executrix
Estate of Virginia S. Cook

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET SCOTT, Executrix of the Estate of Virginia S. Cook, the within named bargainor, with whom I am personally acquainted, and who acknowledged thats he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29 day of January, 2014.

My Commission Expires:

10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

Subscribed and sworn to before me this 28th day of January, 2014.

My Commission Expires:

2/4/2015

Robin S. Edwards
NOTARY PUBLIC

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY