BILL GARRETT, Davidson County
Trans:T20140027125 DEEDQC
Recvd: 04/22/14 10:27 3 pgs
Fees:17.00 Taxes:0.00
20140422-0033539

This Instrument Prepared by:
Law Office of Mary Catherine Kelly
1224 Columbia Avenue
Franklin, TN 37064
(615) 595-4384

QUITCLAIM DEED

Address New Owner as Follows:	*Sent Tax Bills To:*
James G. Harris 212 Brittain Court Brentwood, TN 37027	Same
Map 140, Parcels No. 14.4 and 14.5	

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

Johnnie B. Harris died on the 30th day of January, 2014 leaving a Will dated March 24, 2009. The Will was admitted to probate for Muniment of Title to real estate in the Chancery Court of Williamson County, Tennessee, Docket No. P7396, February 27. (See Exhibits A1 and A2).

Executor, James G. Harris has this day, transferred and conveyed unto James G. Harris., sole beneficiary of the Residuary Estate of Johnnie B. Harris that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to wit:

TRACT I: Land in the 9th Civil District of Davidson County, described according to a survey made by Steve Draper, March 26, 1963, revised January 7, 1964, as follows:

BEGINNING at a point in the center of McCrory Lane at the southeast corner of the property conveyed to J.W. Owen and wife, by deed from G.T. Developers, Inc., as of record in Book 3762, page 524, Register's Office; thence with Owen's easterly line North 42 degrees East 831 feet to an iron pin in fence corner, Sallie Hutton Brown's westerly line; thence with her westerly line, South 6 degrees 15 feet West 390 feet to an iron pin; thence South 42 degrees west 512 feet to the center of said Lane; thence with the center of said Lane, North 50 degrees west 225 eet to the beginning, containing 3.54 acres, more or less.

TRACT II: Land in the 9th Civil District of Davidson County, Tennessee, and described according to a survey made by Steve Draper, March 26, 1963, revised January 7, 1964, as follows:

BEGINNING in the center of McCrory Lane, at a point South 50 degrees East 225 feet from the southeast corner of the property conveyed to J.W. Owen and wife, by deed from G.T. Developers, Inc., as of record in Book 3762, page 524, Register's Office; thence North 42 degrees East 512 feet to an iron pin, Sallie Hutton Brown's westerly line; thence with her thence with her westerly line, South 6 degrees 15 feet West 404.4 feet to a marked cedar; thence south 36 degrees west 175 feet to the center of McCrory Lane; thence with the center of said Lane, North 45 degrees West 50 feet, and North 50 degrees West 215 feet to the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Norman Green berg and wife, Gilda M. Greenberg by deed from I. W. Wallace and wife, Nelle Elizabeth Wallace, of record in Book 3898, page 250, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James T. Harris and wife, Johnnie B. Harris by deed from Norman Greenberg and wife, Gilda M. Greenberg by deed of record in Book 4173, page 158, Register's Office for Davidson County, Tennessee. JAMES T. HARRIS DIED 8/1/2000

Conveyance is subject to any and all matters of record in Book 3898, page 250 of the Register's Office for Davidson County, Tennessee.

Conveyance is subject to Easement for a power line granted Tennessee Electric Power Company , of record in Book 751, page 396, Register's Office for Davidson County, Tennessee

Conveyance is subject to easement of record in Book 1273, page 264, Register's Office for Davidson County, Tennessee.

Conveyance is subject to easement for McCrory Lane lying within boundaries of premises.

The instrument constituting the source of Executor's legal and equitable interests in the foregoing described property was a deed recorded as Book 4173 page 158, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 18 day of APRIL, 2014.

James G. Harris, Executor

James G. Harris, Beneficiary

STATE OF TENNESSEE)

COUNTY OF: _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James G. Harris, Executor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 18 day of April, 2014.

Notary Public

My Commission Expires: March 20, 2018

V. SHERWOOD KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 20, 2018

Affiant hereby swears and affirms that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is **$10.00**.

James G. Harris

Sworn to and subscribed before me this 18 day of April, 2014.

Notary Public

My Commission Expires: March 20, 2018

V. SHERWOOD KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 20, 2018