BILL GARRETT, Davidson County
Trans:T20140028416 DEEDQC
Recvd: 04/25/14 12:29 2 pgs
Fees:12.00 Taxes:0.00
20140425-0035034

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER
Charles Buchanan, Jr. Emily Brasher 205 Puckett Road Watertown, TN 37184	Same	04111012000

Pursuant to the Last Will and Testament of John Morgan, duly admitted to probate in Davidson County, Tennessee, and of record in matter number 13P-557 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, I, Randall Ray Street, Executor of the Estate of John Morgan, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto Charles Buchanan, Jr., his heirs and assigns, as to a one-half (1/2) undivided interest, and Emily Brasher, her heirs and assigns, as to a one-half (1/2) undivided interest, as tenants in common, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

Being Lot No. 65 on the Plan of Bellshire Estates, Section I, of record in Book 2133, page 124, Register's Office for said County.

Said Lot No. 65 fronts 205 feet on the south side of Darbytown Drive and runs back 233 feet on the east line and 190 feet on the west line to a dead line, which is a broken line, on which it measures 238.3 feet.

Being the same property conveyed to John Morgan and wife, Ruth L. Morgan, by Warranty Deed from John Adamson and wife, Willie Dell Adamson, of record in Book 3033, page 576, Register's Office for Davidson County, Tennessee. The said Ruth L. Morgan having predeceased her husband, John Morgan, and her interest in the property vested in John Morgan.

This improved property is known as 1203 Darbytown Drive, Nashville, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor conveys in his fiduciary capacity only and not individually.

WITNESS my hand this 22 day of April, 2014.

ESTATE OF JOHN MORGAN

By: _____
RANDALL RAY STREET, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ERIK THORNGREN, a Notary Public of said county, RANDALL RAY STREET, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is serving as the Executor of the Estate of John Morgan and that as such Executor he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2014.

_____
Notary Public

ERIK THORNGREN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

My Commission Expires:

May 3, 2016

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).