Prepared by:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

The Cell Tower Property

BILL GARRETT, Davidson County
Trans:T20140036048 DEEDQC
Recvd: 05/22/14 14:35 5 pgs
Fees:27.00 Taxes:0.00
20140522-0044364

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	PARCEL I.D.s:
Lola R. Arthur		ID: 09209029400
55401 Franklin Road	(SAME)	ID: 09209030500
Nashville, TN 37220		ID: 09209030400
		ID: 09209030300

WILLIAM H. ARTHUR (hereinafter referred to as the "Decedent") died on November 16, 2013, leaving a Last Will and Testament dated October 3, 1990. The Last Will and Testament was admitted to probate on January 9, 2014, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 14P-2030. The Personal Representative, LOLA R. ARTHUR, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, LOLA R. ARTHUR, Personal Representative of the Estate of William H. Arthur (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto LOLA R. ARTHUR, the surviving spouse of the Decedent (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Please see Exhibit A attached hereto.

The legal description stated above has been taken from the prior Warranty/Quitclaim Deeds conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 21st day of MAY, 2014.

ESTATE OF WILLIAM H. ARTHUR-GRANTOR

By: Lola R Arthur
Lola R. Arthur, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, LOLA R. ARTHUR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of William H. Arthur and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 21st day of May, 2014.

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

Exhibit A

Tract One (Lot 106)
Known as 609 33rd Avenue North,
Nashville, in Davidson County, Tennessee
Parcel ID: 09209029400
(Formerly Map 92, Parcel 294)

BEING Lot 106, on the Map of the Resubdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office, in Davidson County, Tennessee. Said Lot No. 106 fronts 50 feet on the westerly side of 33rd Avenue, North, and runs back between parallel lines 150 feet to alley.

Being the same property conveyed to William H. Arthur, by deed August 5, 1982, from Herbert Materials Incorporated, filed of record on August 6, 1982, in Book 5921, page 129 in the Register's Office for Davidson County, Tennessee.

Tract Two (Lot 113)
Known as 0 33rd Avenue North,
Nashville, in Davidson County, Tennessee
Parcel ID: 09209030500
(Formerly Map 92, Parcel 305)

BEING Lot 113 on the Plan of the Resubdivision of the Wilcox Property, .04 acres, an irregular shaped lot 50 feet by 58 feet, filed in Field Book Number 11 W-77055, Map and Parcel Number 92-9-305, Deed Book 2997, page 184.

Being the same property conveyed to William H. Arthur, by Final Decree Confirming Sale of delinquent tax sale by the State of Tennessee in its own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County, on March 5, 1987. Said Decree was ultimately filed by Instrument No. 20140414-0031170, on April 14, 2014 with the Registers Office of Davidson County.

Tract Three (Lot 114)

Known as 0 33rd Avenue North,
Nashville, in Davidson County, Tennessee
Parcel ID: 09209030400
(Formerly Map 92, Parcel 304)

BEING Lots Nos. 114 and 115 on the Plan of the Resubdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of land sold to the State of Tennessee and described in the deed of record in Book 4319, page 482, of said Register's Office.

BEING part of the same property conveyed to William H. Arthur, a married man, by deed dated May 9, 1997, from Sara K. Cohen, unmarried, filed of record on May 13, 1997. In Book 10451, page 992, in the Register's Office for Davidson County, Tennessee.

Tract Four (Lot 115)

Known as 0 33rd Avenue North,
Nashville, in Davidson County, Tennessee
Parcel ID: 09209030300
(Formerly Map 92, Parcel 303)

BEING Lots Nos. 114 and 115 on the Plan of the Resubdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of land sold to the State of Tennessee and described in the deed of record in Book 4319, page 482, of said Register's Office.

BEING part of the same property conveyed to William H. Arthur, a married man, by deed dated May 9, 1997, from Sara K. Cohen, unmarried, filed of record on May 13, 1997, In Book 10451, page 992, in the Register's Office for Davidson County, Tennessee.

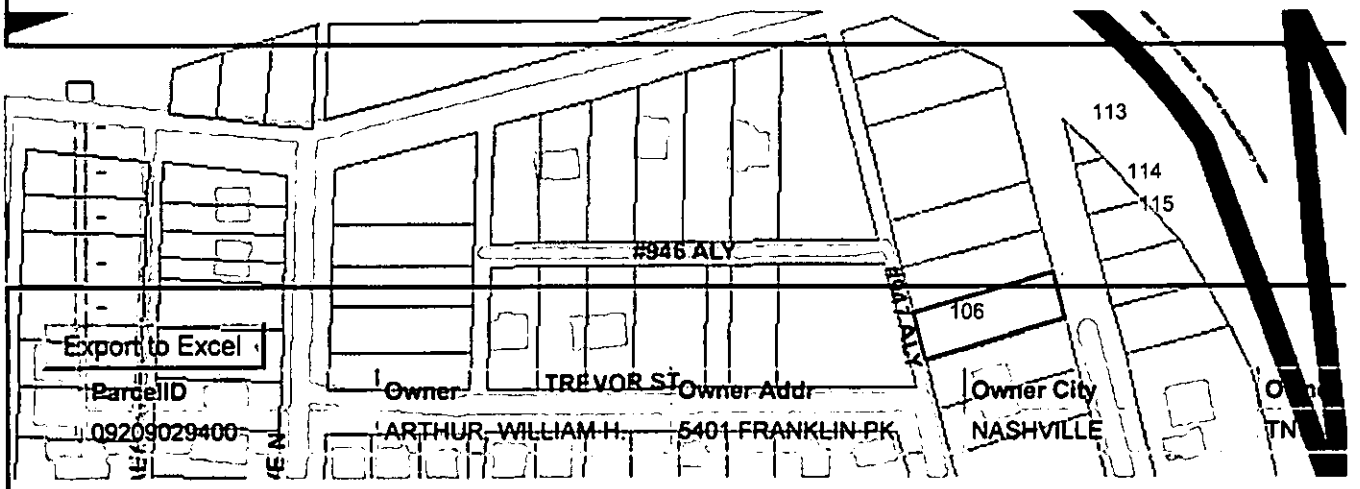
Create Mailing List

Select Parcels by:

- (•) Parcel Number
- ( ) Address
- ( ) Shape

Parcel number:

Buffer distance (feet):



4 Lots:

09209029400	Lot 106
09209030500	Lot 113
09209030400	Lot 114
09209030300	Lot 115