BILL GARRETT, Davidson County
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20140701-0057464

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

FOR IDENTIFICATION ONLY:
MAP AND PARCEL NO: 10411035800
PROPERTY ADDRESS: 2117 BERNARD AVENUE, NASHVILLE, TN
DAVIDSON COUNTY ASSESSOR'S OFFICE

QUIT CLAIM FROM: BARBARA CUNNINGHAM MORGAN, IN HER CAPACITY AS EXECUTRIX OF THE LAST WILL AND TESTAMENT OF WILLIAM D. MORGAN

TO: BARBARA CUNNINGHAM MORGAN, INDIVIDUALLY

For and in consideration of evidencing the distribution of realty to a devisee under a decedent's Will, I, the undersigned , **BARBARA CUNNINGHAM MORGAN, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF WILLIAM D. MORGAN,** do hereby quit claim unto **BARBARA CUNNINGHAM MORGAN, INDIVIDUALLY,** her heirs and assigns, in fee simple forever, the following described realty:

The realty herein quit claimed is lying and situated in DAVIDSON County, Tennessee and is described as follows, to-wit:

Being Lot No. 42 on the Map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County. Said lot No. 42 fronts 50 feet on the southerly side of St. Bernard Avenue, and runs back 144.66 feet on the easterly line and 144.22 feet on the westerly line to an alley and measures 50 feet thereon.

This is the same the same property conveyed to O.C. WALLS AND WIFE, MARY WALLS, by deed from LAWSON G. FREEMAN AND WIFE, PEARL I. FREEMAN, dated August 10, 1950, of record in Book 1877, page 388, Register's Office of Davidson County, Tennessee; said instrument is the source of the description used herein.

The said O.C. Walls (who was also known as ORIAN CRUMMETT WALLS), died on May 6, 1966, while married to his wife, Mary Walls. The said Mary Walls acquired title to the realty described herein as the surviving tenant by the entireties.

The said Mary Walls, who was also known as Mary M. Walls, a resident of Davidson County, Tennessee, subsequently died testate on February 4, 1988. Her Last Will and Testament was admitted to probate in the Probate Court of Davidson County, Tennessee, and is of record in Will Book 162, page 67, in the Office of the Probate Court Clerk of Davidson County, Tennessee. Under the terms of Item II, paragraph a), of the Last Will and Testament of Mary M. Walls, she devised the realty hereinabove described to her brother, William D. Morgan.

The said William D. Morgan, a resident of Marshall County, Tennessee, subsequently died testate on August 27, 2013. His Last Will and Testament was admitted to probate in Case Number 59CHI-2013-CV-16753, in the Chancery Court of Marshall County, Tennessee, and is of record in Will Book V, pages 662-663, in the Office of the Clerk and Master of the Chancery Court of Marshall County, Tennessee. Under the term of the First paragraph of the Last Will and Testament of William D. Morgan, he devised the realty hereinabove described to his wife, BARBARA CUNNINGHAM MORGAN, absolutely and in fee simple.

For additional information concerning the source of title to the realty herein described see the Affidavit of Heirship of record as Instrument #T20140021608 AFFIDAVITH Register's Office of Davidson County, Tennessee. (20140401-0026677)

This quit claim is made subject to the following:

Any easements for highway, road or utility purposes which may affect the realty.

This 26 day of June, 2014.

Barbara Cunningham Morgan
BARBARA CUNNINGHAM MORGAN,
EXECUTRIX OF THE LAST WILL AND TESTAMENT OF WILLIAM D. MORGAN

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, PATSY S HANSON, a Notary Public in and for the County and State aforesaid, BARBARA CUNNINGHAM MORGAN, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF WILLIAM D. MORGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

My commission expires: 03/02/2015

Witness my hand, at office, this 24 day of June, 2014.

NOTARY PUBLIC (SEAL):

PATSY S. HANSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $0.00 – QUIT CLAIM.

Barbara Cunningham Morgan

Sworn to and subscribed before me, this 26 day of June, 2014.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/02/2015 (SEAL):

PATSY S. HANSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF PROPERTY OWNER & RESPONSIBLE FOR TAXES:
BARBARA CUNNINGHAM MORGAN
ADDRESS: 750 Hubby AVE.
Lewisburg TN 37091