STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $50,000.00 (Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of April, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-02-2018

BILL GARRETT, Davidson County
Trans:T20150029569 DEEDQC
Recvd: 04/20/15 12:38 2 pgs
Fees:13.00 Taxes:185.00
20150420-0034935

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Wayne E. Morris P. O. Box 120601 Nashville, TN 37212	**Same as New Owner**	09202023700

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
(1) THE ESTATE OF LAURINE MARTIN A/K/A HATTIE LAURINE MARTIN by BARBARA E. COWAN, PERSONAL REPRESENTATIVE;
(2) THE ESTATE OF JUANITA MARTIN by BARBARA E. COWAN, PERSONAL REPRESENTATIVE ; AND
(3) THE ESTATE OF RUBY WOODS A/K/A RUBY JEAN WOODS by BARBARA E. COWAN, PERSONAL REPRESENTATIVE, HEREINAFTER CALLED THE **GRANTOR(S),** for and in consideration of Ten ($10.00) cash in hand paid, and the receipt and sufficiency for which is hereby acknowledged, and in connection with the distribution and closing of the Estates of (1) **LAURINE MARTIN, (2) JUANITA MARTIN, and (3) RUBY WOODS, the Decedents' will having been duly submitted to and assigned into Probate in Davidson County, Tennessee bearing Docket No(s): 13P1357, 13P1358, 14P779 Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, whereby Barbara E. Cowan being granted authority by the Court to make the above referenced conveyances.**

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY AND QUITCLAIM UNTO, **WAYNE E. MORRIS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County.

Said Lot No. 190 fronts 50 feet on the southerly side of Albion Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed into the Estates of Ruby Jean Woods, Juanita Martin and Hattie Laurine Martin by Judicial Order of Randy Kennedy, Probate Judge of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee and bearing Docket Numbers: 13P1357, 13P1358, 14P779 and as of record in Instrument No.: 20150420-0034934 **Register's Office for Davidson County, Tennessee.**
And previously being the same property conveyed to Isaac Martin and wife, Sophia Martin by deed from John H. Otey and wife, Julia R. Otey of record in Book 2147, Page 581, Register's Office for Davidson County, Tennessee. Isaac Martin a/k/a Isaac Leon Martin predeceased Sophia Martin a/k/a Sophia Ann Martin. Affidavit recorded in Book 5166, Page 132 shows the intestate heirs-at-law of Sophia Ann Martin to be Laurine Martin, Uriel Martin, Charles Martin, Ruth Martin Moorman, Juanita Martin, William C. Martin, Charlotte Martin Lewis, Ruby Martin Woods, Barbara Martin Cowan, and Bernice Delores Martin who died May 1, 1944 with no descendants. Uriel Martin, Juanita Martin, William Martin, Ruth Moorman, Charlotte Lewis, Ruby Woods, Barbara Cowan, and Charles Martin conveyed their interest to Laurine Martin by deed recorded in Book 5303, Page 966. Laurine Martin conveyed a 1/3 undivided interest to Juanita Martin and a 1/3 undivided interest to Ruby Woods by deed recorded in Instrument #20050422-0045178. Ruby Woods a/k/a Ruby Jean Woods, Laurine Martin a/k/a Hattie Laurine Martin, and Juanita Martin all having died as evidence by Probate Files 13P1357, 13P1358 and 14P779, Probate Court for Davidson County, Tennessee.

LTSR Number: GTE File: 2015033832

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2613 ALBION STREET** **NASHVILLE, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 16th day of April, 2015

Estate of Laurine Martin a/k/a Hattie Laurine Martin,
Estate of Juanita Martin, and
Estate of Ruby Woods a/k/a Ruby Jean Woods

Barbara E. Cowan, Personal Representative
By: Barbara E. Cowan, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared with within named **Barbara E. Cowan, Personal Representative of the Estates of Laurine Martin a/k/a Hattie Laurine Martin, Juanita Martin and Ruby Woods a/k/a Ruby Jean Woods** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Personal Representative of the Estates of Laurine Martin a/k/a Hattie Laurine Martin, Juanita Marin and Ruby Woods a/k/a Ruby Jean Woods and in her capacity as such Personal Representative, acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of April, 2015.

Kelley Lyn Davison
Notary Public
Commission Expires: _____

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018