FROM: EXECUTRIX OF THE ESTATE OF EVELYN L. DALLS

TO: CALVIN WAYNE DALLAS AND PHYLLIS JEAN EZELL

BILL GARRETT, Davidson County
Trans:T20150030126 DEEDQC
Recvd: 04/21/15 13:54 3 pgs
Fees:17.00 Taxes:0.00
20150421-0035573

EXECUTRIX QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
CALVIN WAYNE DALLAS	CALVIN WAYNE DALLAS	
601 VANOKE DRIVE	601 VANOKE DRIVE	19-072.05-0-030.00
MADISON, TN 37115	MADISON, TN 37115	19-072.10-0-007.00

This instrument prepared by:
William Timothy Hill, Attorney
Price, Hill & Kolarich
201 4th Avenue North, Suite 1800
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Calvin Wayne Dallas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April, 2015.

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires AUG. 23, 2016

I, Phyllis Jean Ezell, Executrix of the Estate of Evelyn Louise Dallas, deceased, do hereby quitclaim to Calvin Wayne Dallas and Phyllis Jean Ezell, all of the interest as to the following described tract or parcels of land, to wit:

PARCEL No. 1:

Land in the 10th Ward of the City of Nashville formerly the 12th, Civil District of Davidson County Tennessee, being the easterly 100 feet of "Business Block B" on the Plan of Rothwood, Section One, as of record in Book 1424, page 134, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of East Trinity Lane, formerly Trinity Lane, at the southeast corner of the property conveyed to Winton L Thompson and wife, by deed from George F. Roth, and wife, as of record in Book 1881, page 95, said Register's Office; thence with said Thompson's easterly line, parallel to and 125 feet from the center line of Ambrose Avenue, northerly 180 feet, more or less, to the southerly margin of a 20-foot alley; thence with the southerly margin of said alley, easterly 80 feet, more or less, to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet, southeasterly 31.4 feet to a monument in the westerly margin of Ambrose Avenue; thence with the westerly margin of Ambrose Avenue; southerly 138.7 feet to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet southwesterly 31.5 feet to a monument in the northerly margin of East Trinity Lane; thence with the northerly margin of East Trinity Lane, westerly passing a monument at 5.1 feet, in all 80 feet, more or less, to the beginning.

Included in the above described tract of ground, but excluded is that portion of the same conveyed by Johnson Lumber Company to the State of Tennessee, by deed of record in Book 4098, page 589, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the north margin of Trinity Lane and runs with the boundary line between the lands of Johnson Lumber Company and W.L. Thompson northerly 11.08 feet to a point; thence south 82 degrees 08 minutes 07 seconds east, 98 feet to a point; thence with a curve to the right 17 feet to a point in the north margin of Trinity Lane; thence with said margin north 83 degrees 20 minutes 17 seconds west, 80 feet to the point of beginning, containing 857 square feet, more or less and being a part of the same land conveyed to Johnson Lumber Company by deed of record in Book 2995, page 368, Register's Office Davidson County, Tennessee.

There is also conveyed an easement for a slope: beginning at a point in the northwest corner of the above described land and runs northerly with Thompson's east boundary line 10 feet to a point; thence easterly 101 feet to a point; thence with a curve to the right 10 feet to a point; thence north 82 degrees 08 minutes 07 seconds west, 98 feet to the point of beginning containing 960 square feet.

The land upon which the slope easement is conveyed may be used by the grantor(s) for any purposes which does not affect the lateral support, maintenance, or drainage of the adjoining highway.

Being the same property conveyed to Kenneth G. Dallas, from Third National Bank by Warranty Deed dated April 3, 1980 and recorded April 3, 1980 at Book 5586, page 804, Register's Office for Davidson County, Tennessee.

Kenneth Dallas having died November 12, 2012, and Last Will & Testament of Probate in Davidson County Probate Case No.: 13P136, Nashville, Davidson County, Tennessee and the said Evelyn Louise Dallas having died on July 31, 2014, probate having been filed in Davidson County, Tennessee, Circuit Court Probate Division Case No. 14P1548, Phyllis Jean Ezell and Calvin Wayne Dallas being the Devisees of the property and Phyllis Jean Ezell duly appointed Executrix.

This is improved property known as 919 East Trinity Lane, Nashville, TN 37216.

PARCEL No. 2:

Being Lot No. 8 on the map of Dozier Place, as of record in Book 974, page 51, Register's Office for said county.

Said Lot No. 8 fronts 50 feet on the northerly side of Dozier Avenue and extends back 136.8 feet on the easterly line and 134.7 feet on the westerly line to a dead line, measuring 50.1 feet thereon.

Being the same property conveyed to Kenneth G. Dallas and wife, Evelyn S. Dallas from Clarence Douglas Stilz and wife, Alice S. Stilz by Warranty Deed dated April 2, 1957 and recorded April 3, 1957 at Book 87, page 746, Register's Office for Davidson County, Tennessee.

Kenneth Dallas having died November 12, 2012, and Last Will & Testament of Probate in Davidson County Probate Case No.: 13P136, Nashville, Davidson County, Tennessee and the said Evelyn Louise Dallas having died on July 31, 2014, probate having been filed in Davidson County, Tennessee, Circuit Court Probate Division Case No. 14P1548, Phyllis Jean Ezell and Calvin Wayne Dallas being the Devisees of the property and Phyllis Jean Ezell duly appointed Executrix.

This conveyance is made subject to Restrictive covenants contained in an instrument of record in Book 1086, page 94, Register's office for said county.

This is improved property known as1027 Dozier Place, Nashville, TN 37216.

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

And now, I, the said Phyllis Jean Ezell, Executrix, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Phyllis Jean Ezell and Calvin Wayne Dallas, their heirs and assigns, all interest in the aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of April, 2015.

Phyllis Jean Ezell
PHYLLIS JEAN EZELL, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Phyllis Jean Ezell, Executrix with whom I am personally acquainted, and who acknowledged that her, as Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2015.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires AUG. 23, 2016