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THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: The Estate of Evans Seay, Deceased
Alberta M. Seay, Administratrix ("GRANTOR")
122 McFerrin Avenue
Nashville, Tennessee 37206

TO: Alberta M. Seay
122 McFerrin Avenue ("GRANTEE")
Nashville, Tennessee 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Mrs. Alberta M. Seay 122 McFerrin Avenue Nashville, TN 37206	same	82-12-204

ADMINISTRATRIX'S DEED

Evans Seay died on May 3, 1986, a resident of Davidson County, Tennessee, and leaving no Will. Alberta M. Seay, wife and next of kin of decedent, was issued Letters of Administration on May 5, 1986. The Estate has been administered under Docket Number 78209 in the Probate Court for Davidson County, Tennessee.

Alberta M. Seay, as the suriving widow, and Robert Brown, Joesphine Bradford and Danny Bradford as the surviving children of the decedent, declare that they are the heirs at law and next of kin of Evans Seay, deceased.

At the time of his death, Evans Seay, along with Alberta M. Seay, Josie Seay and Robert Brown, was seized and possessed of an interest in a tract of real property located at 122 McFerrin Avenue, Nashville, Tennessee.

The said Josie Seay, mother of Evans Seay, died on August 5, 1979, leaving no Will. Her Estate was probated under Docket Number 67616 in the Probate Court of Davidson County, Tennessee, and Evans Seay was her only heir at law.

Evans Seay, at the time of his death, was also seized and possessed of real properties located on Smiley Street, Old Goins Road, Edgewood Avenue, Old Hickory Boulevard, 79 Factory Street and 71 Maury Street, all in Nashville, Tennessee.

Alberta M. Seay, Robert Brown, Josephine Bradford and Danny Bradford have agreed that in the division of the property of the said decedent's estate, Mrs. Seay would take as her sole and separate property the house and lot at 122 McFerrin Avenue and would, by appropriate instrument convey all her interest in the remaining properties of decedent to his three children. In accordance with this agreement, Robert Brown will convey by Quitclaim Deed all his interest in the McFerrin Street property to Mrs. Seay. Upon this agreement the parties now all agree that the following described real property shall be the sole and separate property of Alberta M. Seay, and the same is more particularly described as follows:

> Land in Davidson County, Tennessee, being the East 100 feet of Lot No. 52 on the Map of Neill S. Brown Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.

Said part of said Lot fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel line 100 feet to a dead line.

Being the same property conveyed to Evans Seay and wife, Alberta Seay, Josie Seay and Robert Brown by Trustee's Deed from Billy C. Donnell, Trustee, of record in Book 5127, Page 596, Register's Office for Davidson County, Tennessee.

This is improved property known as 122 McFerrin Avenue, Nashville, Tennessee 37206.

AND NOW, I, the said Alberta M. Seay, Administratrix of the Estate of Evans Seay, deceased, do hereby quitclaim and convey unto Alberta M. Seay, her heirs and assignees, all title and interest I may have in the property as provided above and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 25th day of June, 1987.

ESTATE OF EVANS SEAY

By: Alberta M. Seay
Alberta M. Seay,
Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pesonally appeared before me, Joanne Williams, a Notary Public in and for said County and State, the within named, Alberta M. Seay, Administratrix of the Estate of Evans Seay, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of June, 1987.

Joanne Williams
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 3/11/90.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever, is greater, for this transfer is $ 0.00.

Alberta M Leary
AFFIANT

Subscribed and sworn to before me, this 25th day of June, 1987.

Joanne Stewart
NOTARY PUBLIC

My Commission Expires: 3/1/90.

NOTARY PUBLIC DAVIDSON COUNTY

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IDENTIFICATION

RUSH