THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

ADMINISTRATOR'S QUITCLAIM DEED

| ADDRESS NEW OWNERS: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PAR. |
|---|---|---|
| Michael Todd Simpson<br>2925 Lyndale Avenue<br>Nashville, TN 37207 | First Tennessee Bank National Association<br>511 Union Street<br>Nashville, TN 37219 | Map 60-7<br>Parcel 36<br>Field Book No.:<br>12DZ 55570 |

JAMES R. SIMPSON a/k/a JAMES ROBERT SIMPSON died on December 25th, 1989 at the age of forty-five (45) years. MICHAEL TODD SIMPSON was appointed Administrator of the Estate of James Robert Simpson by the Probate Court for Davidson County, Tennessee, Probate Number 95065. James Robert Simpson was unmarried at the time of his death. The property hereinbelow described passed under Tennessee Law to Michael Todd Simpson as the only child born to or adopted by James Robert Simpson, during his lifetime and his only heir at law. All of the debts of the Decedent have been paid or will be paid by funds within the Estate or by Michael Todd Simpson, individually. The Tennessee Inheritance Tax clearance has been received being Receipt Number NT14888, a copy of which is attached as Exhibit A. The Administrator, by signing this Deed, releases any right the Administrator has to recover this property in the event of the subsequent insolvency of the estate.

In accordance with the laws of Tennessee, Michael Todd Simpson, as Administrator of the Estate of James Robert Simpson, deceased and individually, quitclaims to MICHAEL TODD SIMPSON all right, title and interest which the Estate may have in the following described real estate in DAVIDSON County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 126 on the Map of Hillhurst Acres Subdivision, Section IV, as of record in Book 2331, page 136, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 126 fronts 130 feet on the westerly margin of Lyndale Drive and extends back between lines 309.6 feet on the northerly line and 309.3 feet on the southerly line to a dead line in the rear measuring 98.9 feet thereon.
>
> Being the same property conveyed to James R. Simpson by deed from Diane W. Simpson of record in Book 6908, page 29, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2925 Lyndale Drive, Nashville, Tennessee, 37207.

The Grantee, Michael Todd Simpson, specifically assumes the indebtedness set forth and described in a Deed of Trust from James R. Simpson to Dale Stegall,

Trustee, of record in Book 7361, page 974, Register's Office for Davidson County, Tennessee, to secure to First Tennessee Bank National Association one note dated 9/2/87 in the original principal amount of FIFTY EIGHT THOUSAND AND NO/100 DOLLARS, ($58,000.00), payable as set forth therein.

This transfer is by Quitclaim and the undersigned make no warranties, whatsoever, concerning the title.

WITNESS my hand on the 3 day of January, 1991.

ESTATE OF JAMES ROBERT SIMPSON

BY: Michael T. Simpson
MICHAEL TODD SIMPSON, Administrator

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL TODD SIMPSON, ADMINISTRATOR, Executor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3 day of January, 1991.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Michael T. Simpson
AFFIANT

Sworn to and subscribed before me this the 3 day of January, 1991.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

EXHIBIT A BOOK 8269 PAGE 139

TENNESSEE DEPARTMENT OF REVENUE

NT 14888

NON-TAXABLE
CERTIFICATE

MR. MICHAEL TODD SIMPSON
ESTATE REPRESENTATIVE

ACCT. NO. 90-03092

To MR. HOMER R. AYERS

ATTORNEY AT LAW
112 LONG HOLLOW PK., SUITE 201
GOODLETSVILLE, TN 37072

Estate of:
SIMPSON, JAMES ROBERT

DAVIDSON (19)

12/25/89

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above named Estate; that investigation has been made of the values placed upon all forms of property set out in the Schedules filed with said Return and found to be correctly appraised, and that, after allowing all lawful debts and other deductions and the statutory exemption applicable thereto, it was ascertained that said Estate was not subject to tax, hence no assessment was made thereon.

As provided in Section 67-8-420, Tennessee Code, this certificate shall be authority for the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 2nd day of April, 1990.

2516 01/04 0101 03CHECK 9.00

COMMISSIONER OF REVENUE

By _____
Director of Miscellaneous Tax Division

RV-0194 (REV. 5-88) 06-002-0909

83470

IDENTIF. REFERENCE

JAN 4 8 49 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.