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

ADMINISTRATOR C.T.A.'S QUITCLAIM DEED

BOOK 9445 PAGE 735

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PAR. |
|---|---|---|
| Janet C. Tant<br>525 Frankfort Drive<br>Hermitage, TN 37076 | Same | Map 75-4<br>Parcel 97 |

SMITH A. COTTEN died on July 17, 1992, at the age of 65 years, leaving a Will dated June 15, 1992. The Will was admitted to Probate on August 4, 1992 in the Probate Court for Davidson County, Tennessee, Docket Number 99583. The Will named JOHN C. CARRINGTON as EXECUTOR. The EXECUTOR was duly qualified. The EXECUTOR, JOHN C. CARRINGTON a/k/a JOHN C. CARRINGTON, JR., died on July 17, 1994. By order to the Probate Court for Davidson County, Tennessee, Ron Carrington was appointed Administrator, C.T.A. All debts and obligations owing by Smith A. Cotten during his lifetime or by reason of his death have been paid and satisfied or there are sufficient funds within the estate to fully pay and satisfy such debts and obligations. The Administrator, C.T.A., by signing this Deed, releases any right of the Administrator C.T.A. or the Estate of Smith A. Cotten to recover this property in the event of the subsequent insolvency of this estate in accordance with the last Will and Testament of Smith A. Cotten, deceased, Ron Carrington, Administrator, C.T.A. quitclaims and conveys unto Janet C. Tant, her heirs or assigns, she being the property devisee under the Will and the heir in law of Smith A. Cotten, deceased, all right, title and interest of the Administrator C.T.A. and/or the estate of Smith A. Cotten, deceased in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 331, on the Plat of Tulip Grove Subdivision, Section 5, of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 331 Fronts on the Easterly side of Frankfort Drive, 95.0 feet and runs back 141.56 feet on the North Side line and 145.02 feet on the South Side line and measures 99.92 Feet across the Rear Line, and also being that portion of property by deed recorded in Register's Office in Deed Book 5321, Page 958.
>
> Being the same property conveyed to Dianne K. Cotten & Husband, Smith A. Cotten by Deed from Mark J. Stewart and Wife, Deborah Lee Stewart, of Record in Book 5887, Page 132, Register's Office for Davidson County, Tennessee; and, being the same property conveyed to Smith A. Cotten by Quit-Claim Deed from Dianne K. Cotten, of record in Book 6116 Page 837, said Register's Office.

The legal description, as hereinabove set forth is the same as in the previous Deed of Record.

The current mailing address for the said property is 525 Frankfort Drive, Hermitage, TN 37076.

The Administrative C.T.A. certifies that all Mortgage Liens on the real property hereinabove described, owing at the time of the death of Smith A. Cotten, deceased, have been fully paid and satisfied. Otherwise, the Administrator C.T.A. makes no representations or warranties concerning the title of the said property.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF SMITH A. COTTEN

BY: _____
RON CARRINGTON, ADMINISTRATOR C.T.A.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

1505 08/25 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RON CARRINGTON, ADMINISTRATOR, C.T.A. 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 22nd day of August, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 9-16-95

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transaction NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-4009(a)(3)(D).

_____
AFFIANT

Sworn to and subscribed before me this the 22nd day of August, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 9/17/97

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