56

ADDRESS OF NEW OWNER
CHRISTOPHER MARSH LINDSEY
2490 25th Avenue North
Nashville, Tennessee 37208

SEND TAX BILLS TO
Same

MAP-PARCEL NOS.
91-16-252

BOOK 10321 PG 365

*ADMINISTRATOR'S **QUITCLAIM DEED***

MINNIE JANE KENT died on February 8, 1996 leaving a Will. After litigation began concerning the probate of the decedent's will, Richard Manson, was appointed Administrator C.T.A. and issued letters of Administration by the Probate Court of Davidson County, Tennessee.

After a will contest action was filed, the Probate Court of Davidson County, Tennessee approved a Settlement Agreement on October 8, 1996, wherein the will was declard null and void, and the estate beneficiares were determined.

In accordance with the laws of Tennessee and pursuant to the powers vested in Ricahrd Manson, as Administrator, C.T.A. by order of record in Minute Book 411, Page 197, Probate Court of Davidson County, Tennessee being recorded simultaneously herewith, **RICHARD MANSON, ADMINSTRATOR, C.T.A. OF THE ESTATE OF MINNIE JANE KENT**, quitclaims to Christopher Marsh Lindsey and wife, Emily Jane Kitos, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 210 of Block 10 on the Map of Charlotte Park Company's First Addition to Nashville of record in Book 57, Page 103, Register's Office for said County.
>
> Said Lot No. 210 fronts 50 feet on the southerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Richard D. Kent and wife, Minnie Jane Kent by deed from R. S. Chaffin and wife, Lula Chaffin, of record in Book 1284, Page 189, Register's Office for said County. The said Richard D. Kent having predeceased Minnie Jane Kent and the said Minnie Jane Kent having since died. The property is now vested in Richard Manson Administrator, C.T.A. of the Estate of Minnie Jane Kent by virtue of authority granted to him by the Probate Court for Davidson County, Tennessee, in the matter of the Estate of Minnie Jane Kent, Docket No. 96P-365, of record in Minute Book 411, Page 187, Probate Court for Davidson County, Tennessee.
>
> Said property is commonly known as 4309 Nevada Avenue, Nashville, Tennessee.
>
> This transfer is by Quitclaim and I make no warranties about the title.
>
> Witness my hand this 20 day of December, 1996.
>
> THE ESTATE OF MINNIE JANE KENT
>
> RICHARD MANSON, Administrator, C.T.A.

0264688
IDENTIFICATION REFERENCE

97 JAN 16 AM 11:42
PAMELA L. ANDERSON REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10321 PG 366

Personally appeared before me, the undersigned, a Notary Public, RICHARD MANSON with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executed the within instrument as the Administrator C.T.A. of the Estate of Minnie Jane Kent and is authorized by the Estate of Minnie Jane Kent or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

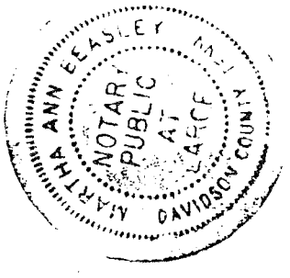
Witness my hand, at office, this 20 day of December, 1996.

Martha Ann Beasley
Notary Public

My Commission Expires: 5/30/99

THIS INSTRUMENT PREPARED BY:
(BASED UPON INFORMATION PROVIDED BY GRANTOR)

THE LAW OFFICE OF RICHARD MANSON, P.C.
1314 Fifth Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726
(615) 254-1600



STATE OF TENNESSEE
COUNTY OF DAVIDSON

5365 01/16 0101 03CHECK 338.30

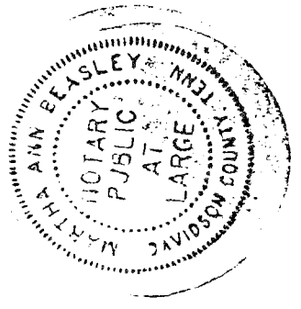
The actual consideration for this transfer is $89,000.00

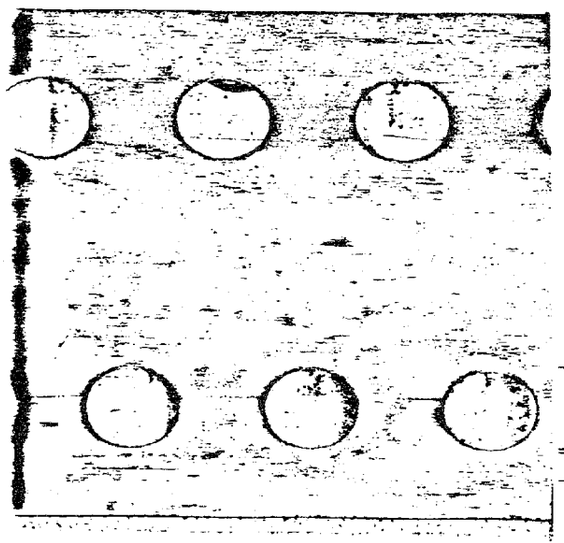
Affiant

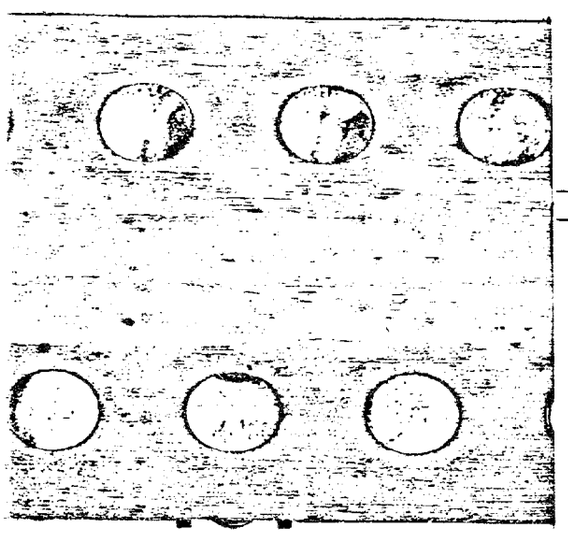
Sworn to and subscribed before me this 20th day of December, 1996.

NOTARY PUBLIC

My Commission Expires:
5/30/99







OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10321 PG 367

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

01/16/97 01 11:46 0001 5365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264688
IDENTIF. & REFERENCE

97 JAN 16 AM 11:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107866