BOOK 10872 PG 445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Laura Tek, Administratrix C.T.A. of Estate of Elizabeth Scoggin Taggart, deceased.

Subscribed and sworn to before me on this 3rd day of April, 1998.

NOTARY PUBLIC
My commission expires: My Commission Expires SEPT. 23, 2000

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 100
Madison, Tennessee 37115

Mail

Address New Owner:	Send Tax Bills To:	Map-Parcel #:
Nina Elizabeth Taggart Steele 8001 Ligon Mill Road Wake Forest, North Carolina 27587	Same	Map 82-15 Parcel 53

3794 04/03 0101 03CHECK 8.00

ADMINISTRATRIX C.T.A.'S QUITCLAIM DEED

Clifford M. Taggart died on December 23, 1967. He was married to Elizabeth Scoggin Taggart and they had one child, Nina Elizabeth Taggart Steele. During his life, Clifford M. Taggart acquired a parcel of land at 301 Woodland Street, Nashville, Davidson County, Tennessee, Map 82-15, Parcel 53. When Mr. Taggart died, he willed this parcel of land to his wife.

Elizabeth Scoggin Taggart died on February 20, 1997, leaving a Will dated November 26, 1990. The Will was admitted to probate on February 28, 1997 in the Superior Court Division of Wake County, North Carolina, file number 97 E 501. The Will named Nina Elizabeth Taggart Steele and First Citizens Bank as Executors. The Will also provided that the parcel of land at 301 Woodland Street, Nashville, Davidson County, Tennessee, Map 82-15, Parcel 53 was to go to her daughter, Nina.

On August 25, 1997, an Order of Ancillary Probate Administration was entered by Probate Court for Davidson County, Tennessee, docket number 97P-1204. This Order appointed Laura Tek, attorney, to serve as Administratrix C.T.A. of the Estate of Elizabeth Scoggin Taggart.

The Executors and the Administratrix C.T.A. are all duly qualified.

All of the known debts of the decedent have been paid.

The Administratrix C.T.A., by signing this Deed, releases any right the Administratrix C.T.A. has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Elizabeth Scoggin Taggart, the Administratrix C.T.A quitclaims to the late Mrs. Taggart's daughter, **Nina Elizabeth Taggart Steele**, all right, title, and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

Being parts of Lots Nos. 120, 121 and 122 on the Plan of Shelby's Third Addition to Edgefield, now East Nashville, as of record in Book 21, Page 43, Register's Office for said County, and

described together according to a survey made on March 20, 1963, by Barge, Waggoner and Sumner, Engineers, as follows:

Beginning on an iron pin in the easterly margin of South Third Street, as widened, and in a northerly line of that part of said Lots above referred to as conveyed to the State of Tennessee for use and benefit of the Department of Highways and public works by deed of record in Book 3177, Page 93, said Register's Office, said iron pin being located 31 feet northerly of the northerly margin of Woodland Street and 2 feet easterly of the easterly margin of South Third Street, as shown on the plan above referred to; running thence with the easterly margin of South Third Street, as widened, North 25° 22' West 138.99 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of said alley, North 65° 16' East 101.81 feet to an iron pin in the westerly line of the land conveyed to the State of Tennessee, of record in Book 3177, Page 93, said Register's Office, above referred to; thence with the westerly line of same, South 25° 13' East 139.00 feet to an iron pin in the northerly line of same; thence continuing with said line, South 65° 16' West 101.45 feet to the beginning.

Being the same property conveyed to Clifford M. Taggart, his heirs and assigns, by Warranty Deed from Ideal Laundry Corporation of record in Book 3813, Page 817, Register's Office for Davidson County, Tennessee; the said Clifford M. Taggart having since died, and the said Nina Elizabeth Taggart Steele, daughter of the late Clifford M. Taggart and the late Elizabeth Scoggin Taggart, having executed an affidavit of heirship of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 3 day of April, 1998.

Estate of Elizabeth Scoggin Taggart

By: _____
Laura Tek, Administratrix C.T.A.

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 **Laura Tek**, the bargainor, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this 3rd day of April, 1998.

_____
NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 23, 2000

* * *

042158
IDENTIF. & REFERENCE
98 APR -3 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.