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)).

James Robert Shepherd

James Robert Shepherd, III, Administrator of the Estate of Sadie Serene Shepherd

Subscribed and sworn to before me on this 27 day of JANUARY, 1999.

LAURA TEK NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 29, 2001

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

Address New Owner:	Send Tax Bills To:	Map-Parcel #:
James Robert Shepherd, Jr. 2700 Windemere Drive Nashville, Tennessee 37214	Same	84-7-3

ADMINISTRATOR'S QUITCLAIM DEED

Sadie Serene Shepherd died intestate on December 2, 1997. She left a surviving spouse, James Robert Shepherd, Jr. Their son, James Robert Shepherd, III, was appointed Administrator of the Estate of Sadie Serene Shepherd on January 27, 1998, by Order of the Probate Court for Davidson County, Tennessee, docket # 98P-94.

The Administrator is duly qualified. The Administrator, by signing this Deed, releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, James Robert Shepherd, III, as Administrator of the Estate of Sadie Serene Shepherd, quitclaims to James Robert Shepherd, Jr., as tenant by the entirety and devisee, all right, title and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

BEING Lot. No. 64 on the plan Sunny Acres Section III, as of record in Book 2663, page 92, Register's Office for said County.

SAID Lot. No. 64 fronts 135.15 feet on the north side of Windemere Drive and extends back between lines, 299.7 feet on the easterly line and 306.0 feet on the westerly line, to a dead line in the rear, measuring 168.6 feet thereon.

BEING the same property conveyed to James Robert Shepherd, Jr. and wife, Sadie Serene Shepherd, by Warranty Deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper, of record in Book 2876, Page 301, Register's Office for Davidson County, Tennessee. The said Sadie Serene Shepherd having since died (on December 2, 1997).

This is improved property known as 2700 Windemere Drive, Nashville, Tennessee 37214.

The effect of this transfer gives James Robert Shepherd, Hr. sole ownership and interest in said property.

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

WITNESS my hand this 27 day of January, 1999.

Estate of Sadie Serene Shepherd

By: James Robert Shepherd, III
James Robert Shepherd, III,
Administrator

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 **James Robert Shepherd, III**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, DAVIDSON County, Tennessee, this 27 day of JANUARY, 1999.

LAURA TEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 29, 2001

* * *

0541763
IDENTIF. REFERENCE
99 JAN 28 AM 10:09
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
0126 01/28 0101 03CHECK 10.00