Instr:20000811007978 9 Page: 1 OF 7
REC'D FOR REC 08/11/2000 9:53:18AM
RECORD FEE: $30.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY:
Peter T. Dirksen
Waller Lansden Dortch & Davis
511 Union Street, Suite 2100
Nashville, TN 37219—8966

This transfer is exempt from real estate transfer tax pursuant to T.C.A. ə 67-4-409(a)(3)(D).

****

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Howard V. Allen, Jr.		92-3-196
2400 Eden Street	SAME	
Nashville, TN 37208		

****

EXECUTOR'S QUITCLAIM DEED

PICK-UP

KNOW ALL PERSONS by these presents, that **RICHARD A. LEWIS, SR.**, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of Howard V. Allen, Sr., deceased (the "decedent"), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 98P-1868, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 224, Page 361, Probate Court Clerk's Office for said County, and pursuant to an Agreed Order dated June 27, 2000, a copy of which is attached hereto as Exhibit B, hereby releases, remises forever and quitclaims unto **HOWARD V. ALLEN, JR.**, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 235 on the Map of the Subdivision of Heffernan Place, as of record in book 161, page 138, Register's Office for said County.

Said Lot No. 233 fronts 54.2 feet on the northerly side of Eden Street and runs back, with the westerly margin of 24th Avenue North. Formerly Harrahan Avenue, 140 feet to an alley measuring 56.5 feet thereon.

Being the same property conveyed to Lullavee Bate and husband Wilbur Bate by deed from Standard Homes, Inc, a Tennessee corporation, by deed of record in Book 1235, page 248, register's Office for Davidson County, Tennessee.

This transfer is by Quitclaim and we make no warranties about this title.

Witness our hands at Nashville, Tennessee, this 4 day of August, 2000.

Richard A. Lewis, Sr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, RICHARD A. LEWIS, SR., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of Aug, 2000.

Notary Public

My Commission Expires: Sept 28, 2002

RICHARD A. LEWIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

553443.1

W/ 437.95

EXHIBIT A

SEVENTH CIR .T COURT OF DAVIDSON COUNT TENNESSEE

LETTERS TESTAMENTARY

98P1868

TO RICHARD A LEWIS SR. :

It appearing to the Court that HOWARD V ALLEN SR. has died leaving a written will, in which you are appointed Executor, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said RICHARD A LEWIS SR. to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this December 16, 1998 and 223rd year of American Independence.

Richard R. Rooker, Clerk

Shawn Bon D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Executor of the last will and testament of HOWARD V ALLEN SR. lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Sworn to and subscribed to before me December 16, 1998 .

Richard R. Rooker, Clerk

_____ D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to RICHARD A LEWIS SR., Executor of the estate of HOWARD V ALLEN SR. deceased, and I do further certify that RICHARD A LEWIS SR. is still acting Executor of the estate of HOWARD V ALLEN SR., and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 8 day of August, 2000

Richard R. Rooker, Clerk

Tammy Davis

RICHARD R. ROOKER CIRCUIT COURT

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re:

ESTATE OF HOWARD V. ALLEN, SR., Deceased) NO. 98P1868

PERSONAL REPRESENTATIVE'S OATH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I solemnly swear that I will honestly and faithfully discharge the duties of Executor of the Last Will and Testament of HOWARD V. ALLEN, SR., Deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Richard A. Lewis, Sr.

On this 14th day of December, 1998, before me, a notary public of the state and county aforesaid, personally appeared Richard A. Lewis, Sr. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:

3/27/99

EXHIBIT
B

FILED
2000 JUN 27 AM 8:18
RICHARD R. ROOKER, CLERK
D.C.

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re:

ESTATE OF HOWARD V. ALLEN, SR.,) NO. 98P-1868
Deceased)

AGREED ORDER

This matter came to be heard on the 19th day of May, 2000, upon the filing of a Motion for Instruction by Richard A. Lewis, Sr., Executor of the above referenced Estate.

The Court finds that the Motion is well taken; that the cash assets of the Trust will be exhausted in less than twelve months; that the cost to administer the Trust on behalf of Howard V. Allen, Jr. will be uneconomical; that the remaining funds in the Estate to be held in trust for the benefit of Howard V. Allen, Jr. shall be distributed outright to him as opposed to being held in trust and that the real estate located at 2400 Eden Street shall be distributed to Howard V. Allen, Jr. outright and free from trust.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that Richard A. Lewis, Sr., Executor, shall distribute the remaining cash assets to Howard V. Allen, Jr., outright and free from trust.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Richard A. Lewis, Sr., Executor, shall distribute the real property located at 2400 Eden Street to Howard V. Allen, Jr., outright and free from trust.

ENTERED this 27 day of June, 2000.

Honorable Frank G. Clement, Jr.
Probate Judge

APPROVED FOR ENTRY:

Waller Lansden Dortch & Davis
A Professional Limited Liability Company

By: _____

Peter T. Dirksen (#14610)
511 Union Street, Suite 2100
Nashville, Tennessee 37219
(615) 244-6380

Attorneys for Richard A. Lewis, Sr.

By: J. Todd Faulkner by PTD w/permission

J. Todd Faulkner (#20070)
Suite 109, First American Center
315 Deaderick Street
Nashville, Tennessee 37219-0109
(615) 244-3300

Attorney for Howard V. Allen, Jr.

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 27 day of JUNE , 2000 , in the Case Number 98P1868 between LEWIS SR., RICHARD A ET.AL Petitioner, and ALLEN SR., HOWARD V ET.AL Respondent, as same remains of record in Vol. 1226 , Page 225342 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 26 day of JULY in the year two thousand and in the 225th year of American Independence.

SEAL

RICHARD R. ROOKER, Clerk,

By _____
Deputy Clerk