Prepared by:
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Davidson County DEEDQC
Recvd: 04/09/01 16:06 2pgs
Fees:10.00 Taxes:0.00
20010409-0034935

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Samuel L. Gates, Jr. **P.O. Box 22282** **Lake Buena Vista, FL 32830**	**Samuel L. Gates, Jr.** **P.O. Box 22282** **Lake Buena Vista, FL 32830**	**Map-92-6** **Parcel-651**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Princess A. Gates, Personal Representative of the Estate of Ellen Dixon Gates (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering the Estate of Ellen Dixon Gates pursuant to the Last Will and Testament of Ellen Dixon Gates which was probated in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, No. 93P-236, does hereby quitclaim and convey unto Samuel L. Gates, Jr. (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Lots No. 3 & 4 in G. W. Asheroft's sub-division of St. 11 of Boyd's-McRainy Tract (see Chan. Book 57, page 54 R. O. D. C.), said lots each front on Hardin Street (36) thirty six feet each no. 3 running back between parallel lines 68 feet & 8 inches, and said lot no. 4 running back between parallel lines (71) seventy-one feet, being two of the said lots deeded to J. T. Wilson by A. Menefee by deed dated October 7, 1898, to which reference is here made.
>
> Being the same property conveyed to W. H. Dixon and wife, Mary Dixon, by Deed from J. I. Wilson and wife, Carrie L. Wilson, dated, May 10, 1910, of record in Book 398, page 387, of record in the offices of the Register of Deeds for Davidson County.
>
> W. H. Dixon and wife, Mary Dixon, having been the parents of Lillian Dixon Johnson and Ellen Dixon Gates, this property was conveyed to Lillian Dixon Johnson and Ellen Dixon Gates upon the deaths of their parents. Upon the death of Lillian Dixon Johnson said property passed to Ellen Dixon Gates by Last Will and Testament.

This is improved property known as 2422 Booker Street, Nashville, Tennessee 37208.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the 1910 Deed conveying the interest in said property to Decedents' mother and father. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 6 day of April, 2001

ESTATE OF ELLEN DIXON GATES-Grantor

By: Princess A. Gates
Princess A. Gates, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jackie M. Hall, a Notary Public of this County, Princess A. Gates, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Ellen Dixon Gates and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 6th day of April, 2001.

JACKIE M. HALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Jackie M. Hall
Notary Public
My Commission Expires: 1/26/02

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).

#179663