PICK-UP

Davidson County DEEDQC
Recvd: 05/31/02 08:03 3pgs
Fees:17.00 Taxes:0.00
20020531-0065880

This instrument prepared by: **RONALD L. HOOPER, SR.**
Attorney-At-Law., TN B.P.R. No. 9493
State Farm Building
5110 Delaware Avenue
Nashville, Tennessee 37209

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
Frank E. Middleton, Jr. 134 Cedarwood Lane Nashville, Tennessee 37115	Owner	043-06-0-273-00

ADMINISTRATOR'S QUITCLAIM DEED

Frank E. Middleton, Sr., died intestate and unmarried August 25, 2001, a resident of Nashville, Davidson County, Tennessee. The decedent's son and sole heir-at-law, Frank E. Middleton, Jr., was appointed Administrator of the Estate of Frank E. Middleton, Sr., by the Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 01P-1502. This property passed under Tennessee law to the decedent's sole heir-at-law, Frank E. Middleton, Jr. The Tennessee Tax Inheritance Tax clearance has been received a copy of which is attached hereto as Exhibit "A". The Administrator by signing this deed releases any right the Administrator has to recover the property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, Frank E. Middleton, Jr., Administrator of the Estate of Frank E. Middleton, Sr., and individually, quitclaims to Frank E. Middleton, Jr., all right title and interest in the following described real estate situated in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being lot No. 183 on the plan of Madison Park, Section 6, as of record in Book 4300, page 58, Register's Office for said County, described as follows:

Said Lot No. 183 fronts 74.5 feet on the southerly margin of Singer Drive and extends back 157.2 on the westerly line and 149.7 on the easterly line to a line in the rear measuring 71 feet thereon.

Being the same property conveyed to Frank E. Middleton, Sr., by deed from Margaret E. Ward, as of record in Book 8424, page 299, the Register's Office for Davidson County Tennessee. The said Frank E. Middleton, Sr. having since died intestate on August 25, 2001, survived by Frank E. Middleton, Jr., the Grantee herein, who is the only child born to or adopted by him, and his only heir-at-law.

The purpose of this conveyance is to establish a muniment of title to said real property in Frank E. Middleton, Jr., the Grantee herein. Said conveyance is subject to all easements and encumbrances of record.

This is improved property known as 520 Singer Drive, Nashville, Tennessee 37115.

The legal description as set forth hereinabove set forth, is the same as that contained in the Deed from Margaret E. Ward to Frank E. Middleton, Sr., recorded in Deed Book 8424, page 299, said Register's Office.

TO HAVE AND TO HOLD the property to **Frank E. Middleton, Jr.** his successors, heirs and assigns, forever in fee simple, and I in the capacity of Administrator only, warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

Witness my hand at Nashville, Tennessee this 30th day of May, 2002.

FRANK E. MIDDLETON, JR., Administrator
of the Estate of Frank E. Middleton, Sr.

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank E. Middleton, Jr.,** Administrator of the Estate of Frank E. Middleton, Sr., the within named bargainor, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2002.

NOTARY PUBLIC

My commission expires: 5-29-2001.

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me
this 30th day of May, 2002.

NOTARY PUBLIC

My commission expires: 5-29-2001.

N0019001

5872533020108

Exhibit "A"

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF FRANK E MIDDLETON SR
ATTN: RONALD L HOOPER SR
5110 DELAWARE AVE
NASHVILLE TN 37209-2133

January 11, 2002

Account Type:	INHERIT TX
Account No.:	440481641
Date of Death:	August 25, 2001
County:	DAVIDSON
Social Security No.:	[redacted]-1610

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability shown to be due and paid to the State of Tennessee is denoted below:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

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RV-N0019001