PREPARED BY:
LAW OFFICES OF GEORGE H. CATE, JR.
95 WHITE BRIDGE ROAD, SUITE 503, CAVALIER BUILDING
NASHVILLE, TN 37205
(615) 352-8677

Davidson County DEEDQC
Recvd: 10/07/02 13:49 2pgs
Fees:13.00 Taxes:100.65
20021007-0121960

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map and Parcel Numbers
Mary Elaine Totty, individually 229 New Sawyer Brown Road Nashville, TN 37221	SAME	142-63-284

RECITALS:

By warranty deed dated August 15, 1995, of record in Deed Book 9767, page 238 Office of the Register for Davidson County, Tennessee, the parcel of realty to which this quitclaim deed relates was conveyed to Steven F. Crutcher.

The said Steven F. Crutcher died on August 10, 2001. Steven F. Crutcher left a Last Will and Testament dated August 10, 2001 wherein Mary Elaine Totty was the sole beneficiary under his will. The estate of Steven F. Crutcher is insolvent.

Due to the estate being insolvent, on June 26, 2002, Probate Judge Frank G. Clement, Jr. entered an order authorizing the sale of the realty owned by the decedent, Steven F. Crutcher. Mary Elaine Totty in her capacity as personal representative of the Estate of Steven F. Crutcher was authorized to sell the realty to Mary Elaine Totty, individually by assuming the first mortgage and applying the amount in equity ($27,202.53) in a Plan of Distribution for payment to creditors. The plan of distribution was approved by Probate Judge Frank G. Clement, Jr. on July 9, 2002.

CONVEYANCE:

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mary Elaine Totty, in my capacity as Personal Representative of the Estate of Steven Forrest Crutcher, hereby quitclaim, transfer and convey unto Mary Elaine Totty, individually, her successors and assigns, the following described tract of land:

Building No. 52, Unit #284 and Garage Nos. 1 and 2 on the plan of "Peppertree" Creekside Meadows Condominiums of record at Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723 and 724, Book 6874, page 354 and Book 7610, page 973, and the Charter at Book 4836, page 610, all in said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Forrest Crutcher, by deed from Cub Properties VIII, a partnership composed of Wayne A. Reed, et al, of record in Book 9767, page 238, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

In witness whereof, the undersigned has executed this quitclaim deed on this 30th day of September, 2002.

Mary Elaine Totty

Mary Elaine Totty, Personal Representative of the Estate
Of Steven Forrest Crutcher, Deceased

State of Tennessee)
County of Davidson)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Mary Elaine Totty, Personal Representative of the Estate of Steven Forrest Crutcher, Deceased, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Susan Long Oliver
Notary Public



My Commission Expires: 11-30-02

State of Tennessee)
County of Davidson)

The undersigned, being first duly sworn, makes oath that the consideration for this quitclaim deed is $27,202.53.

Mary Evans Smith
Affiant

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

Susan Long Oliver
Notary Public



My Commission Expires: 11-30-02