Davidson County DEEDQC
Recvd: 06/18/03 14:37 3pgs
Fees:17.00 Taxes:0.00
20030618-0084277

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	Send Tax Bills To:	Map-Parcel
SANDRA CULBERTSON 14165 Old Hickory Blvd. Nashville, Tennessee 37013	Same	Map 181 Parcel 119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(D)).

Sandra Culbertson
AFFIANT

Sworn to and subscribed before me this 18th day of June, 2003.

ANNA G. EVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Anna G. Everton
Notary Public
My Commission Expires: 7/26/2003

EXECUTOR'S QUITCLAIM DEED

MABEL K. (Katherine) BAUTZ died on July 16, 2002, leaving a will dated July 17, 2001. The will was admitted to probate on May 2, 2003, in the Probate Division, Seventh Circuit Court for Davidson County, Tennesse, Docket Number 02P-1450. The will named SANDRA CULBERTSON as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being account number 440648088, a copy of which is attached as Exhibit A. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of MABEL K. BAUTZ, SANDRA CULBERTSON, Executrix, quitclaims to SANDRA CULBERTSON, devisee, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in the 5th Civil District of Davidson County, Tennessee, being described according to a survey of Ernest Medlin, dated July 2, 1971, as follows:
>
> BEGINNING at a point of the southerly margin of Old Hickory Boulevard being the northwest corner of the property conveyed to Walter Ray Culbertson and wife, Ruth W. Culbertson by deed from W.C. Culbertson and wife, Lillie B. Culbertson, of record in Book 4501, page 157, Register's Office for said County; thence along said margin south 79 deg. 57 min. east 150.0 feet; thence south 10 deg. 3 min. west 906.66 feet; thence north 44 deg. 18 min. west 104.63 feet; south 67 deg. 36 min. west 77 feet; thence north 10 deg. 3 min. east 887 feet to the point of beginning.
>
> Being the same property conveyed by Robert F. Schanz, Executor of the Estate of Robert F. (Frank) Bautz, to Mabel Katherine Bautz (being one and the same as Mabel K. Bautz), by Executor's Quitclaim Deed of record in Book 8573, Page 399, Register's Office of Davidson County, Tennessee.

This is improved property known as 14165 Old Hickory Boulevard, Nashville, Tennessee 37013.

This transfer is by Quitclaim and no warranties are made as to the title.

Witness my hand at Nashville, Tennessee this 18th day of June, 2003.

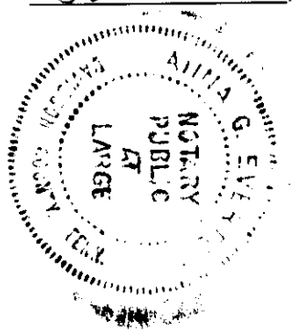
Estate of Mabel K. Bautz

By: Sandra Culbertson
Sandra Culbertson, Executrix

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 SANDRA CULBERTSON, with whom I am personally acquainted, and who as Executrix for the Estate of Mabel K. Bautz, acknowledged that she executed the within instrument as Executrix for the Estate of Mabel K. Bautz, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June, 2003.



Anna G. Everton
NOTARY PUBLIC

My Commission Expires: 7/26/2003

N0019001

7088726030612

EXHIBIT A

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

June 15, 2003

BAUTZ MABEL K
ATTN: ANNA G EVERTON
2100 PARKWAY TOWERS
NASHVILLE TN 37219

Account Type:	INHERIT TX
Account No.:	440648088
Date of Death:	July 16, 2002
County:	DAVIDSON
Social Security No.:	[redacted]-5875

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, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

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

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

BAUTZ MABEL K
ATTN: ANNA G EVERTON
2100 PARKWAY TOWERS
NASHVILLE, TN 37219

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RV-N0019001