Davidson County DEEDQC
Recvd: 06/18/03 14:37 3pgs
Fees:17.00 Taxes:0.00
20030618-0084278

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 107.14 Parcel 025

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
My Commission Expires: 7/26/2003

EXECUTOR'S QUITCLAIM DEED

ROBERT F. BAUTZ died on May 6, 1990, with this subject property vesting in MABEL K. (Katherine) BAUTZ by joint tenancy with right of survivorship. MABEL K. 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, Tennessee, 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 Davidson County, Tennessee, being Lot No. 370 on the Plan of Addition No. 5 to Miro Meadows, as of record in Book 2330, page 66, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 370 fronts 75 feet on the westerly side of Kirby Drive and runs back 220.9 feet on the northerly line and 192.4 feet on the southerly line to a dead line in the rear, measuring 80.2 feet thereon.
>
> Being the same property conveyed by Houston T. Ezell and wife, Mable Ezell to Robert F. Bautz, and wife, Mabel K. Bautz, by Deed of record in Book 2808, Page 292, Register's Office, Davidson County, Tennessee, the said Robert F. Bautz having predeceased his wife on May 6, 1990.

This is improved property known as 909 Kirby Avenue, Nashville, TN 37217.

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.

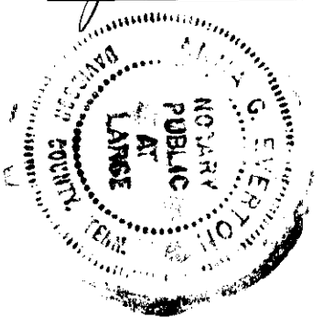
Estate of Mabel K. Bautz

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

EXHIBIT A

708872603012

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

June 15, 2003

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RV-N0019001