This Instrument was prepared by:
Mark A. Ellmore, Attorney at Law
1821 Old Murfreesboro Pike
Nashville, TN 37217

Davidson County DEEDQC
Recvd: 10/29/03 13:23 2pgs
Fees:13.00 Taxes:314.50
20031029-0159280

ADMINISTRATOR'S DEED

WHEREAS; Nellie Elizabeth Crowell died in Davidson County, Tennessee, on the 8th day of June, 2000, a resident of Davidson County, Tennessee. The Decedant left a Last Will and Testament dated February 6, 1971, which was probated in Case No. 00P-1427, Probate Court, Davidson County, Tennessee. A petition to probate Decedant's estate and appoint J. Harold Nickens as Administrator was filed and approved by the Probate Court for Davidson County, Tennessee, on November 20, 2000, in Probate Case No. 00P-1427.

The Decedant owned real property located in Davidson County, Tennessee, known as 1825 Old Murfreesboro Pike, Nashville, Tennessee 37217, recorded in Deed Book 2907, Page 247, Register's Office for Davidson County, Tennessee. This improved real property was owned by Robert H. Crowell and wife, Nellie E. Crowell, both of which are now deceased. Robert H. Crowell predeceased his wife and died on August 27, 1998. A dispute arose as to the lawful beneficiaries of the estate, presently under appeal with the Tennessee Court of Appeals in Case No. M2002-02285-COA-R3-CV. However, all parties have agreed that the property shall be sold to William W. Middleton and Keith M. Middleton pursuant to the Conditional Contract for Purchase of Real Estate dated September 9, 2003, containing the conditions required by the Court's April 23, 2003 order. J. Harold Nickens is authorized to close the sale and execute a deed for delivery tot he buyers conveying all the interests of the beneficiaries and heirs thereunder.

Pursuant to the Order of the Probate Court dated September 26, 2003, and in accordance with the laws of the State of Tennessee, J. Harold Nickens, Administrator for the Estate of Nellie Elizabeth Crowell, Davidson County Probate No: 00P-1427 hereby signs, conveys, and transfers all the right, title, and interests of the lawful beneficiaries of the estate and heirs at law in the improved real property known as 1825 Old Murfreesboro Pike, Nashville, Tennessee 37217, a/k/a Map 135 Parcel 97, as of record in Deed Book 2907, Page 247, Register's Office for Davidson County, Tennessee, to William W. Middleton and Keith M. Middleton as tenants in common; fee simple absolute. The following is a more accurate and full description of the improved real estate conveyed to the purchasers:

> Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of Mrs. Theodosia Powers, as set apart to her in Minute Book 5, Page 384, of the County Court for said County, and being part of Tract No. 1 on the map of the partition of the land involved in the cause of P. M. Matlock and wife, vs. Mrs. E. A Sinnott, et al, Rule Nos. 48000 and 48003, Chancery Court, as shown of record in Plan Book 3, Page 21, Chancery Court at Nashville, described as follows:
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> Beginning in the center of Murfreesboro Pike, now Old Murfreesboro Pike, South 54° East 350 feet from George Campbell's easterly line; thence with the center of said Pike South 54° East 100 feet; thence South 35° 40' West 205 feet; thence North 54° 20' West 100 feet; thence North 35° 40' East 206 feet 1 inch to the beginning.
>
> Being the same property conveyed to Robert H. Crowell and wife, Nellie E. Crowell, by Warranty Deed from William W. Moore and wife, Mildred B. Moore, of record in Book 2907, Page 247, Register's Office for Davidson County, Tennessee.
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> This instrument is subject to any and all easements, restrictions, and building setback lines of record.

This transfer is by quitclaim deed from the lawful beneficiaries and heirs at law of the deceased, thus no warranties made regarding the title to the purchasers.

In testimony hereof the undersigned, J. Harold Nickens, Administrator on behalf of the lawful beneficiaries and heirs at law of this estate has executed and signed this instrument this 27th day of October, 2003.

J. Harold Nickens
Administrator of the Estate of Nellie Elizabeth Crowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Harold Nickens, known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument as the Administrator for the Estate of Nellie Elizabeth Crowell, and who acknowledged to me that he executed his signature at each appropriate place which required his signature for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 27th day of October, 2003.

My Commission Expires:
November 25, 2006

Notary Public

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Affidavit

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

William W. Middleton
Affiant

Subscribed and sworn to before me on this the 27th day of October, 2003.

Commission Expires:
November 25, 2006

Notary Public

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel:**
William W. Middleton and Keith M. Middleton 6636 Whittemore Ln. Antioch TN 37013	SAME	135-97