ADMINISTRATORS QUITCLAIM DEED	**This Instrument Prepared by:** **(Based upon information provided by Grantor)** **Manson, Jones & Associates** **The Waterfront** **2280 Metrocenter Blvd.** **Suite #300** **Nashville, TN 37228**

Davidson County DEEDQC
Recvd: 02/23/05 09:05 3 pgs
Fees:17.00 Taxes:0.00
20050223-0019494

MANSON JONES AND ASSOCIATES

Address of New Owner **Kenneth L. Rankin's, et. al.** **702 Vander Horst Drive** **Nashville TN 37207-3636**	**Send Tax Bills To** **Same**	**Map-Parcel Nos.** **81-12-124 / 2W-14210** **71-10/ 124-119**

Billie C. Rankin's died on February 7, 2003, intestate in Davidson County, Tennessee. The Decedent's Estate was admitted to Probate on the 4th day of October, in Davidson County, bearing Probate Docket Number #04P-1609. The court appointed, Kenneth L. Rankins, as the Administrator of the Estate. The Administrator is duly qualified. All debts of the Decedent have been paid. In accordance with the provisions of intestate succession, the Administrator, hereby quitclaims to Kenneth L. Rankins, Karen L. Rankins, and Kevin L. Rankins, as tenants in common, all rights, title and interest, in the following described Real Estate in Davidson County, Tennessee:

PARCEL #1
Being Map 81-12-124 Parcel 2W-14210

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of McGavock's Town, North Nashville, as of record in Book 21, Page 23, Register's Office for said County.

Said Lot. No. 282 fronts 50 feet on the southerly margin of Tenth Avenue North, formerly Polk Street, and extends back between parallel lines 150.0 feet to an alley in the rear.

Being the same property conveyed to Billie C. Rankins as of record in Book 5748, Page 869, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1633 Tenth Avenue North, Nashville TN 37208

PARCEL #2
Being Map 71-10 Parcel 124-119

Being Lots Nos. 64 & 65 of Block C on the Map of Cumberland Heights, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 100 feet on the westerly side of Aline Avenue and runs back between parallel lines 128 feet to an alley.

Being the same property vested in Emma Irene Scales, by decree of the 4th Circuit Court of Davison County, Tennessee, entered March 15, 1973, in Minute Book 80A, page 389, of said court, being Rule 67162, of said Court, said decree being of record in Book 4880, page 79, Register's Office for Davidson County, Tennessee.

Further being that property conveyed to Billy C. Rankins and wife, Barbara Rankins by Deed form Emma Irene Scales, a divorcee, of record in Book 4886, Page 623, Register's Office for Davidson County Tennessee.

This is improved property commonly known as 1226 Aline Avenue, Nashville TN 37217.

The said Barbara Rankins having since died with an Estate opened in Docket #04P-1608, Davidson County Probate Court. With all her right, title and interest being divested by intestate succession to her heirs at law, namely, Kenneth L. Rankins, Karen L. Rankins, and Kevin L. Rankins.

Billy C. Rankins and Billie C. Rankins are one and the same person.

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand this 21st day of February 2005.

THE ESTATE OF Billie C. Rankins

BY: _____
Kenneth L. Rankins, ADMINISTRATOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

_____
AFFIANT

_____
Notary Public

My Commission Expires: Sept 22, 2007

BRENDA ANNE WILSON
NOTARY PUBLIC
FOR
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Kenneth L. Rankins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executed the within instrument as the Administrator of the Estate of Billie C. Rankins and is authorized by the Estate of Billie C. Rankins or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of February, 2005.

Brenda Wilson
Notary Public

My Commission Expires Sept 22, 2007

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007