ADMINISTRATORS QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/23/05 09:06 3 pgs
Fees:17.00 Taxes:0.00
20050223-0019495

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

MANSON JONES AND ASSOCIATES

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
Kenneth L. Rankin's, et. al. **702 Vander Horst Drive** **Nashville TN 37207-3636**	**Same**	**59-15-151** **071-09-0-61.00**

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 51-15 Parcel 151
This is improved property commonly known as 702 Vanderhorst Drive Nashville TN 37207
Land in Davidson County, Tennessee, being Lot No. 227, plan of Haynes Manor Section 2, as of record in Book 3700, Page 88, Register's Office for said County.

Said Lot No. 227 fronts 70 feet on the north side of Vanderhorst, and extends back 135.0 feet on the West Line and 142,1 feet on the east line to a dead line measuring 70.3 feet thereon.

Being the same property conveyed to Billie C. Rankins, Jr. and wife, Barbara S. Rankins, as of record in Book 4207, Page 225, Register's Office for Davidson County, Tennessee.

The said Barbara S. 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.

PARCEL #2
Being Map 071-09-0 Parcel 61.00
This is improved property commonly known as 1525 World Baptist Circle
Land in Davidson County, Tennessee, being the northwesterly 85 feet of Lot No. 13 on the Map of W.H. Nances subdivision of Lot No. 14 of Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for said County.

Said part of Lot fronts 85 feet on the northwesterly side of white's creek Pike, formerly Second Street, and runs back between parallel lines 160 feet to an alley and measures 85 feet thereon.

Being the same undivided one-half interest conveyed to Billie C. Rankins, Jr. by Deed from Dorothy Walker, unmarried, of record in Instrument No. 200001310009450, Registers Office for Davidson County, Tennessee.

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.

Tiffany R. Addison
AFFIANT

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

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