PREPARED BY:
LAW OFFICES OF GEORGE H. CATE, JR.
95 WHITE BRIDGE ROAD, SUITE 503, CAVALIER BUILDING
NASHVILLE, TN 37205
(615) 352-8677

Davidson County DEEDQC
Recvd: 04/13/05 11:19 2 pg
Fees:12.00 Taxes:0.00
20050413-0041045

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map and Parcel Numbers
Claudia Louise Harbin 1238 Bell Grimes Lane Nashville, TN 37207	SAME	114-000068.00

RECITALS:

By warranty deed dated October 21, 1959, of record in Deed Book 2965, page 481 Office of the Register for Davidson County, Tennessee, the parcel of realty to which this quitclaim deed relates was conveyed to Claude H. Hines and wife, Ethel Louise Hines.

The said Ethel Louise Hines died on April 3, 2000. The said Claude H. Hines died on April 25, 2004. Claude H. Hines left a Last Will and Testament dated July 2, 1980, of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), instrument number 5678/1608855, under which the property described below was devised to his step-daughter, Claudia Louise Harbin, as part of the residue of the estate.

CONVEYANCE:

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Claudia Louise Harbin, in my capacity as Personal Representative of the Estate of Claude H. Hines, hereby quitclaim, transfer and convey unto Claudia Louise Harbin her heirs and assigns, the following described tract of land. This conveyance is given by the Personal Representative of the Estate of Claude H. Hines to complete the transfer to Claudia Louise Harbin as sole beneficiary.

> Being land in the 8th Civil District of Davidson County, Tennessee, and designated as Tract No. 1 of a survey made by John M. Sullivan, Surveyor, on September 30, 1959, and described as follows:
>
> Said Tract No. 1 begins at a point in the center of U. S. Highway 70 North, also known as Charlotte Pike, said point being the northwest corner of the property conveyed to Leo Patterson et ux by deed of record in Book 1274, page 273, Register's Office for said County; thence in a westerly direction along the centerline of said Highway 70 North 132 feet to a point; thence north 4° 48' east 436.5 feet to a point; thence south 84° 30' east 127.2 feet to a point; thence south 5° west 395 feet to the point of beginning, and containing one acre, more or less.
>
> Being the same property conveyed to Claude H. Hines and wife, Ethel Louise Hines, by deed from Cora Crouch Connelly, of record in Book 2965, page 481, said Register's Office. The said Ethel Louise Hines died on April 3, 2000, survived by her husband, Claude H. Hines. . The said Claude H. Hines died on April 25, 2004 leaving a Last Will and Testament dated July 2, 1980, of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate

Division), instrument number 5678/1608855. The said will devised the above-described property to Claudia Louise Harbin as part of the residue of the estate. This quitclaim deed of the personal representative is given to carry out the provisions of the said will.

THIS CONVEYANCE IS SUBJECT TO: (1) Restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

In witness whereof, the undersigned has executed this quitclaim deed on this 7th day of April, 2005.

Claudia Louise Harbin

Claudia Louise Harbin, Personal Representative
of the Estate of Claude H. Hines, Deceased

State of Tennessee)
County of Davidson)

Personally appeared before me, Bernard M. Rosenblum, a Notary Public in and for said County and State, the within named, Claudia Louise Harbin, Personal Representative of the Estate of Claude H. Hines, Deceased the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 2005.

Notary Public

BERNARD M. ROSENBLUM
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

My Commission Expires: November 24, 2007

State of Tennessee)
County of Davidson)

The undersigned, being first duly sworn, makes oath that the consideration for this quitclaim deed is $00.00.

Claudia Louise Harbin

Affiant

Sworn to and subscribed before me this 7th day of April, 2005.

BERNARD M. ROSENBLUM
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

Notary Public
My Commission Expires: November 24, 2007