Davidson County DEEDQC
Recvd: 04/13/05 15:10 5 pgs
Fees:27.00 Taxes:0.00
20050413-0041316

This Instrument Was Prepared By:

Tommy Edmondson – Attorney at Law
800 Broadway 3rd floor
Nashville, Tennessee 37203

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
James M. Claxton 1630 Otter Creek Rd. Nashville, TN 37215	SAME	118-11-116

EXECUTOR'S QUITCLAIM DEED

Bettina Claxton McDonald died on April 28, 2002, leaving a will dated November 16, 1995. The will was admitted to probate on September 25, 2002, in the Probate Court for Davidson County, Tennessee, Docket Number 02P-1629. The will named James M. Claxton as executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance letter (receipt number 440611616) and the Estate Tax Closing Document from the Internal Revenue Service (as amended) have been received, copies of which are attached as Collective Exhibit A. The executor buy 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 Bettina Claxton McDonald, James M. Claxton, Executor, quitclaims to James M. Claxton all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee , being in the 6th Civil District , Lot no. 12 of Block "G" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning on the westerly margin of East Iris Drive at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, weterwardly 125 feet to the corner of Lots Nos. 1,2,11 and 12; thence with the line between Lots nos. 1 and 12, southwardly 100 feet to the northerly margin of Heather Place; thence with the northerly margin of said Heather Place, eastwardly 105 feet to the beginning of a curve; thence around said curve with a radius of 20 feet to the westerly margin of East Iris Drive; thence with the weterly margin of said Drive, nortwardly 80 feet to the beginning.

Being the same property conveyed to Bettina F. McDonald by deed from James Edward Kimbrough and wife, Margaret Kimbrough, of record in Book 5345, page 651, Register's Office for Davidson County, Tennessee.

Said Bettina F. McDonald and Bettina Claxton McDonald being one and the same person.

WITNESS my hand this 6 day of April, 2005

James M. Claxton, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, James M. Claxton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2005.

Notary Public

My Commission Expires: 9-24-05

COLLECTIVE EXHIBIT A



TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

March 12, 2004

MCDONALD BETTINA
ATTN: JAMES M CLAXTON
PO BOX 40412
NASHVILLE TN 37204-0412

Account Type:	INHERIT TX
Account No.:	440611616
Date of Death:	APRIL 28, 2002
County:	DAVIDSON
Social Security No.:	[redacted]-6178

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:	$3,489.00
Estate Tax:	$17,768.00
Interest:	$0.00
Penalty:	$0.00
Total:	$21,257.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

Internal Revenue Service
Cincinnati, OH 45999

Contact Person: Toni McDonald
Badge Number: 17-16800
Telephone: 1-866-699-4083
(Toll Free Number)

March 22, 2005

Estate Tax Closing Document
(Not a bill for tax due)

WILLIAM DAVID BROOKS
719 THOMPSON LN STE 340
NASHVILLE TN 37204

Estate Name: BETTINA MCDONALD
Social Security Number: 410-30-6178V
Date of Death: 4/28/02

We have determined the following: **AMENDED**

NET ESTATE TAX:	$	128,888.00
STATE DEATH TAX CREDIT:	$	32,221.00
GENERATION-SKIPPING TAX:	$	0.00

These figures do not include any interest and penalties that may be charged.

Please keep this document in your permanent records. You may need it to complete administration of the estate, such as: close probate proceedings, transfer title to property, and settle state taxes. Keep it with your cancelled check(s) to show that you have met the estate tax obligation. **Proof of payment in the amount shown above releases you of personal liability (IRC 2204). If the time for payment in the amount shown above is extended under section 6161, 6163, or 6166, personal liability is not released until full payment has been received.**

We will not reopen this return unless you notify us of changes to the return, or there is evidence of misrepresentation of a material fact, a clearly defined substantial error based upon an established Service position or a serious administrative omission. (See IRC 7121).

Susan Hansen

Field Director, Cincinnati Compliance Service Center