Prepared by:
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Davidson County DEEDQC
Recvd: 10/19/05 14:48 3 pgs
Fees:17.00 Taxes:0.00
20051019-0126256

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Dorothy T. Boyce Family Trust c/o Delmer A. Boyce, Co-Trustee 4202 Belmont Boulevard Nashville, TN 37215	Dorothy T. Boyce Family Trust c/o Delmer A. Boyce, Co-Trustee 4202 Belmont Boulevard Nashville, TN 37215	Map-131 Group-4 Parcel-53

DOROTHY T. BOYCE (hereinafter referred to as the "Decedent") died on February 16, 2005, leaving a Last Will and Testament dated August 9, 2000. The Last Will and Testament was admitted to probate on March 29, 2005, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee. The Personal Representative, DELMER A. BOYCE, is duly qualified. All debts of the Decedent have been paid. The Personal Representative, by signing this Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DELMER A. BOYCE, Personal Representative of the ESTATE OF DOROTHY T. BOYCE (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto DELMER A. BOYCE, ANDREA B. KECKLEY and SARAH J. BOYCE, CO-TRUSTEES OF THE DOROTHY T. BOYCE FAMILY TRUST (hereinafter referred to as "Grantee"), its successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being the North one-half of Lot No. 23 on the Map of Geo. W. Blair's Revised Sub-division of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County.

Said part of said lot fronts 125 feet on the east side of Belmont Boulevard and runs back between parallel lines as measured from the center line of Belmont Boulevard 275 feet to the center line of an alley.

Being the same property conveyed to Delmer A. Boyce, and wife, Dorothy T. Boyce, by Warranty Deed dated February 26, 1955, from Walter H. Steele and wife, Nina A. Steele, of record in Book 2397, Page 433, Register's Office for Davidson County, Tennessee.

Also being the same property subsequently conveyed to Dorothy T. Boyce in fee simple by Quitclaim Deed dated August 24, 2000, from Delmer A. Boyce of record as Instrument No. 200008280084890 in said Register's Office.

This is improved property known as 4204 Belmont Boulevard, Nashville, Tennessee 37215.

The legal description stated above has been taken from the Quitclaim Deed conveying the interest in said property to the Decedent in fee simple. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 13 day of October, 2005.

ESTATE OF DOROTHY T. BOYCE-Grantor

By: Delmer A. Boyce
Delmer A. Boyce, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Jamie S Fisher, a Notary Public of this County, DELMER A. BOYCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the ESTATE OF DOROTHY T. BOYCE and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 13th day of October, 2005.

Jamie S Fisher
Notary Public
My Commission Expires 7-24-07

JAMIE S. FISHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-40(a)(3)(D).