Davidson County DEEDQC
Recvd: 11/17/05 14:41 2 pgs
Fees:12.00 Taxes:0.00
20051117-0139253

This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
1929 21st Avenue South
Nashville, TN 37212
(615) 292-2331

| Address New Owner(s): | Send Tax Bills to: | Map-Group-Parcel No.: |
|---|---|---|
| Betty J. Newton<br>601 Monte Carlo Drive<br>Antioch, TN 37013 | SAME | 172-4 - 18.00 |

NANCY KING CRAWFORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires JUNE 24, 2006

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ 000.00.

Betty J. Newton
Betty J. Newton, Affiant

Subscribed and sworn to before me on this 15th day of November, 2005.

Nancy King Crawford
Notary Public
My Commission Expires: June 24, 2006

## ADMINISTRATOR'S QUITCLAIM DEED

James R. Burge and wife, Frances H. Burge acquired the real property described in this deed by Warranty Deed of record in Book 7201, page 635, Register's Office of Davidson County, Tennessee. Frances H. Burge being one and the same as Frances E. Burge. James R. Burge died and Frances E. Burge took sole title by tenancy by the entirety.

Frances E. Burge died intestate on March 4, 2005. Betty J. Newton was appointed Administrator of the Estate of Frances E. Burge, by the Probate Court of Davidson County, Tennessee, Probate No. 05P-762. This property passed under Tennessee Law to Betty J. Newton and James Ronnie Burge. James Ronnie Burge disclaimed his interest in the subject property by Disclaimer of record at Instrument No.:20050815-0096384, Register's Office of Davidson County, Tennessee.

All debts of the decedent have been paid. The Tennessee Inheritance Tax Closing Letter for Account No.: 440905326 has been received, a copy of which is attached as Exhibit A. The Administrator by signing this deed releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, Betty J. Newton, as Administrator of the Estate of Frances E. Burge, quitclaims to Betty J. Newton all right, title and interest in the following described real property:

> Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Section 1, Monte Carlo Estates, as of record in Plat Book 4675, page 68, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Burge and wife, Frances H. Burge by Warranty Deed of record in Book 7201, page 635, Register's Office of Davidson County, Tennessee. The said James R. Burge having since died and Frances H. Burge thence taking sole title by tenancy by the entirety. The said Frances H. Burge having since died intestate on March 4, 2005, leaving two heirs at law, being Betty J. Newton and James Ronnie Burge. The said James Ronnie Burge having disclaimed his interest in the subject property by Disclaimer of record of record at Instrument No.:20050815-0096384, Register's Office of Davidson County, Tennessee.

Frances H. Burge being one and the same as Frances E. Burge.

This is improved property known as 601 Monte Carlo Drive, Antioch, TN 37013.

T.C.A. § 67-4-409(a)(3)(D) EXEMPTS THIS INSTRUMENT FROM TAX,

and

T.C.A. § 67-4-409(a)(5) PROVIDES THAT THE VALUATION OATH IS UNNECESSARY, IF THE DEED IS USED TO EVIDENCE DISTRIBUTION OF THE PROPERTY TO A BENEFICIARY.

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

Witness my hand this 15th day of November 2005.

Estate of Frances E. Burge

By Betty J. Newton
Betty J. Newton, Administrator

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 15th day of November, 2005, before me personally appeared Betty J. Newton, Administrator of the Estate of Frances E. Burge, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed as such Administrator.

Witness my hand and notarial seal.

Nancy King Crawford
Notary Public

NANCY KING CRAWFORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My commission expires: June 24, 2006

My Commission Expires JUNE 24, 2006