Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20060425-0047075

This Instrument prepared by
Mark A. Ellmore, Attorney at Law
1821 Old Murfreesboro Pike
Nashville, TN 37217

ADMINISTRATOR'S QUITCLAIM DEED

Robert W. Maples died intestate in Davidson County, Tennessee on the 19th day of August 2005, a resident of Davidson County, Tennessee. Robert W. Maples' estate is probated in Davidson County, Tennessee, Probate Case #05P-1547. His daughter, Shandra Maples Reid was appointed as Administrator of the estate.

All debts of the decedent, Robert W. Maples, have been paid. The Administrator by signing this quitclaim 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 the State of Tennessee and in fulfillment of her Administrator duties, Shandra Maples Reid as Administrator of the Estate of Robert W. Maples hereby quitclaims all right, title, and interest in the following described improved real property to Shandra Maples Reid, in fee simple absolute. The following legal description for the real property known as 1053 Gwynn Drive, Nashville, TN 37216 is conveyed by the Administrator to wit:

> LAND in Davidson County, Tennessee, being Lot No. 20 of Block "D" on the Plan of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office of Davidson County, Tennessee.
>
> SAID Lot no. 20 fronts 65 feet on the northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.
>
> BEING the same property conveyed to Robert W. Maples, by Deed from Phillip E. Kirby and wife, Lori Kirby, of record in Book 8481, page 713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This instrument was prepared from information furnished by the Administrator of the Estate, of Robert W. Maples. Therefore, there are no warranties of title.

In accordance herewith, the undersigned Administrator has executed and signed this Quitclaim Deed this 4-5-06 day of April 2006.

Shandra Maples Reid

Shandra Maples Reid
Administrator of the Estate of
Robert W. Maples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County an State, Shandra Maples Reid, know to be the person (or proven to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument, acknowledged to me that she executed this instrument for the purposes and consideration therein expressed.

Witness my hand and official seal at Nashville, this 5th day of April 2006.

My Commission Expires: _____

ELIZABETH G. CHRISTMAS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Elizabeth G. Christmas

Notary Public

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever greater, is $0.00, which amount is equal to or greater that the amount which the property would command at a fair, voluntary sale.

Affiant

Subscribed and sworn before me on this 5th day of April 2006.

My Commission Expires: SEPT 19, 2009

Notary Public

Adress of New Owners:	Send Tax Bill to:	Map and Parcel
Shandra Maples Reid 5101 Citation Court Mount Juliet, TN 37122	Same	61-7 134 15DZ 02505