PREPARED BY:

MIKE CASTELLARIN, ATTORNEY AT LAW
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Davidson County DEEDQC
Recvd: 06/29/06 11:53 2 pgs
Fees:12.00 Taxes:0.00
20060629-0078004

ADMINISTRATOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
James A. Irwin, Jr., an unmarried person, and Deborah K. Irwin, an unmarried person	Deborah K. Irwin and James A. Irwin, Jr. c/o Guardianship & Trusts Corp. 501 Union Street, Suite 404 Nashville, TN 37219	

Betty Jane Irwin died on August 18, 2004 leaving a Will dated March 20, 2000. The Will was admitted to Probate on the 17th day of November, 2004 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 04P1704. The court appointed George Atherton as Administrator, C.T.A. on March 23, 2005. After George Atherton's death, Michael M. Castellarin was appointed as Administrator, D.B.N. All debts of the decedent have been paid. The Tennessee inheritance tax closing letter has been issued and the estate has received notice that the State of Tennessee, Bureau of TennCare has released any claim it may have had against the estate. The administrator, by signing this Deed, releases any right the Administrator has to recover the property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Betty Jane Irwin, Michael M. Castellarin, Administrator D.B.N., quitclaims to Deborah K. Irwin, an unmarried person, and James A. Irwin, Jr., an unmarried person, all right, title and interest of the Estate of Betty Jane Irwin in the following described real estate in Davidson County, Tennessee.

Property Description:

Being Lot No. 116 on the Plan of Town Park Estates, Section I, as of record in Book 3300, pages 64 and 65, Register's Office for said County.

Being the same property conveyed to James Allen Irwin, and wife, Betty Jane Irwin by deed from Manuel Construction Company, a Tennessee Corporation, of record in Book 3646, page 578 in the Register's Office for Davidson County, Tennessee. James Allen Irwin having died on August 20, 1998.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 7-4-409(a)(5).

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of June, 2006.

Michael M. Castellarin, Administrator, D.B.N. of the Estate of Betty J. Irwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eve Saal, a Notary Public in and for said County and State, the within named, Michael M. Castellarin, Administrator, D.B.N., the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 2006.

Eve Saal
Notary Public

My Commission Expires: 5-24-08

EVE SAAL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE