THIS INSTRUMENT PREPARED BY: **Vicky V. Klein, Attorney**
223 Madison Street, Suite 102
P. O. Box 608
Madison, Tennessee 37116-0608

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Joe A. McGuire Michelle Y. Glammeyer	SAME	Map 73-16
2463 Cabin Hill Road		Parcel 55
Nashville, TN 37214		

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

James S. McGuire
AFFIANT

Sworn to and subscribed before me, this 5th day of December 2006.

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

NOTARY PUBLIC
My Commission Expires:

Whereas, Joe Nell Kramer died on March 19, 2006, leaving a will dated June 1, 2005, and whereas, the will was admitted to probate on April 19, 2006 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No: 06P-555, naming James S. McGuire Personal Representative, and whereas, the Estate is non-taxable as evidenced by a non-taxable certificate from the Tennessee Department of Revenue, Certificate No. 441038539, and whereas the Bureau of Tenn Care has released any interest it may have in decedent's property, and whereas the Personal Representative executes this Deed to release any right he has to recover this property in the event of the subsequent insolvency of this estate, and further, to establish record title in the named devisees in accordance with the provisions of decedent's will;

Now, therefore, James S. McGuire, Personal Representative, hereby quitclaims to Joe A. McGuire and Michelle Y. Glammeyer each a one-half undivided interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee:

Being Lot No. 5 on the Plan of Sunset View, Section III, as of record in Book 2663, page 44, Register's Office for said County.

Said Lot No. 5 fronts 95 feet on the southerly side of Cabin Hill Road and runs back 288.8 feet on the easterly line and 243.8 feet on the westerly line to a dead line in the rear, measuring 133.8 feet thereon.

Davidson County DEEDQC
Recvd: 12/07/06 13:08 2 pgs
Fees:12.00 Taxes:0.00
20061207-0151559

Being the same property conveyed to Ralph H. Kramer and wife, Joe Nell G. Kramer, by Deed of Record in Book 3882, Page 229, Register's Office for Davidson County, Tennessee. Ralph H. Kramer and Joe Nell G. Kramer were married at the time of his death on February 1, 1990, and the property then vested in Joe Nell G. Kramer as surviving tenant by the entirety. Joe Nell G. Kramer and Joe Nell Kramer are one and the same person.

In accordance with decedent's will, the one-half interest herein conveyed to Michelle Y. Glammeyer is subject to a life estate therein held by Joe A. McGuire, which life estate shall be declared null and void in the event Joe A. McGuire is unable to reside therein due to illness or incapacitation, the same to be certified by at least three (3) physicians.

This conveyance is subject to restrictions of record in Book 2492, page 307, which were made applicable by instrument of record in Book 2740, page 536, said Register's Office, easements and set back lines as shown on the above plan of record and to such other matters as may appear of record.

This transfer is by Quitclaim Deed and James S. McGuire, Personal Representative of the Estate of Joe Nell Kramer, makes no warranties with respect to the title.

Witness my hand at Madison, Tennessee, this 5th day of December, 2006.

ESTATE OF JOE NELL KRAMER

James S. McGuire Personal Representative

JAMES S. McGUIRE, Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JAMES S. McGUIRE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the duly appointed Personal Representative in accordance with the Last Will and Testament of Joe Nell Kramer and as such Personal Representative is authorized to execute this instrument on behalf of the Estate of Joe Nell Kramer.

NOTARY PUBLIC

My Commission Expires:

VICKY V. KLEIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010