INSTRUMENT PREPARED BY:
Susan S. Weiss, Attorney at Law
7100 Executive Center Drive
Mooreland House, Suite 100
P.O. Box 1025
Brentwood, TN 37024-1025
(615) 377-1209

Map/Parcel Numbers:

117-11-62

Davidson County DEEDQC
Recvd: 02/09/07 14:50 2 pgs
Fees:12.00 Taxes:0.00
20070209-0017349

PERSONAL REPRESENTATIVE QUITCLAIM DEED

ADDRESS NEW OWNER:

Mr. Scott Lucas
7108 South Hampton Blvd.
Antioch, TN 37013

SEND TAX BILLS TO:

same

EXEMPT FROM TRANSFER TAX BY T.C.A. SECTION 67-4-409(a)(3)(D)

ALBERT M. LUCAS, JR., died on August 16, 2006, leaving a Last Will and Testament dated December 8, 2000. The Will was admitted to probate on September 27, 2006, In The Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket Number 06P1543. The Will named DEAN BAKER LUCAS as Personal Representative. The Personal Representative is duly qualified. All debts of the Decedent have been paid. The Personal Representative, by signing this Deed, releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of THE LAST WILL AND TESTAMENT OF ALBERT M. LUCAS, JR., DEAN BAKER LUCAS, Personal Representative, quitclaims all of the estate's right, title and interest to ROBERT SCOTT LUCAS in the following described real estate located in the County of Davidson, State of Tennessee:

> Being the westerly one-half of Lot No. 14 on the Map of Glen Echo Subdivision of the Noel Property, not of record and described according to a survey made by W.B. Southgate, Surveyor, dated August 1925 as follows: Beginning on the southerly margin of Graybar Lane, formerly Watkins Street, at a point 200 feet east of the easterly margin of Benham Street; said point being the corner of Lots No. 13 and 14; thence with the line between said lots, southwardly 400 feet to the common corner of Lots No. 13 and 14, 27 and 28, said point being 288 feet east of the easterly margin of Benham Street; thence with the line between Lots No. 13 and 14, 400 feet to the southerly margin of Graybar Lane; thence with said Lane, westwardly 175 feet to the beginning.
>
> Included in the above legal description but excluded from this transfer is a tract approximately 18,990 sq. feet conveyed to Albert M. Lucas and Dean Baker Lucas by deed of record in Instrument Number 20011231-0145096, Register's Office for Davidson County, Tennessee.

Being the remaining interest of the same property conveyed to ALBERT M. LUCAS, JR., and wife, NELDA B. LUCAS by deed from JOHN P. FINNEY and wife, PATRICIA H. FINNEY of record in Book 8054, page 754, said Register's Office, NELDA B. LUCAS having since died, leaving title vested solely in ALBERT M. LUCAS, JR., after which he made the following conveyances to ROBERT SCOTT LUCAS by quitclaim deeds: one-twentieth of record in Instrument Number 199912300309036, December 30, 1999; one-twenty-fourth interest of record in Instrument Number 20001228-0126694, December 28, 2000; one-twenty-sixth interest of record in Instrument Number 20011231-0145097, December 31, 2001; and one-twenty-sixth interest of record in Instrument Number 20021217-0155552, December 17, 2002.

Improved property known as: 1805 Graybar Lane, Nashville, TN 37215.

This transfer is by Quitclaim and I make no warranties about title.
Witness my hand this the 6 day of Feb, 2007.

ESTATE OF ALBERT M. LUCAS, JR.

By: Dean Baker Lucas
DEAN BAKER LUCAS,
Personal Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Gail E. DeDee, a Notary Public in and for said County and State, the within named DEAN BAKER LUCAS, Personal Representative of the ESTATE OF ALBERT M. LUCAS, JR., the bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee, this the 6th day of Feb, 2007.

Gail E. DeDee
Notary Public

My commission expires: 10/18/09.

Gail E. DeDee
State of Tennessee Notary Public
Williamson County