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:

117-11-91

Davidson County DEEDQC
Recvd: 02/09/07 14:50 2 pgs
Fees:12.00 Taxes:0.00
20070209-0017350

PERSONAL REPRESENTATIVE QUITCLAIM DEED

ADDRESS NEW OWNER:

Mrs. Kristy Edwards
1628 Whispering Hills Dr.
Franklin, TN 37069

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 KRISTY LYNN LUCAS EDWARDS in the following described real estate located in the County of Davidson, State of Tennessee:

Lot 2 on Resubdivision of Lot 7 & 8 on the Plan of Glenn Echo Subdivision as shown on the plat of record in Plat Book 6200, Page 957, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the remaining interest of the same property conveyed to Albert M. Lucas, Jr., and wife, Nelda B. Lucas by deed from JAITIP NUPIROD, unmarried of record in Book 7751, page 465 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:

KRISTY L. EDWARDS by quitclaim deeds: one-thirtieth interest in said property of record in Instrument Number 1999123-00309037, December 30, 1999; one-thirtieth interest of record in Instrument Number 20001228-0126692, December 28, 2000; one-thirty-one interest of record in Instrument Number 20011231-0145098, December 31, 2001; and one-thirty-one interest of record in Instrument Number 20021217-0155550, December 17, 2002.

KRISTY L. EDWARDS as CUSTODIAN FOR FORREST DANIEL EDWARDS under the TENNESSEE UNIFORM TRANSFERS TO MINORS ACT by quitclaim deeds: one-thirtieth interest in said property of record in Instrument Number 1999123-00309033, December 30, 1999; one-thirtieth interest of record in Instrument Number 20001228-0126691, December 28, 2000; one-thirty-one interest of record in Instrument Number 20011231-0145100, December 31, 2001; and one-thirty-one interest of record in Instrument Number 20021217-0155553, December 17, 2002.

KRISTY L. EDWARDS as CUSTODIAN FOR LAUREN EDWARDS under the TENNESSEE UNIFORM TRANSFERS TO MINORS ACT by quitclaim deeds: one-thirtieth interest in said property of record in Instrument Number 1999123-00309034, December 30, 1999; one-thirtieth interest of record in Instrument Number 20001228-0126690, December 28, 2000; one-thirty-one interest of record in Instrument Number 20011231-0145099, December 31, 2001; and one-thirty-one interest of record in Instrument Number 20021217-0155549, December 17, 2002.

The intent of this deed is to convey whatever interest, if any, ALBERT M. LUCAS, JR., possessed at the time of his death to KRISTY L. EDWARDS.

Improved property known as: 3706 Benham Avenue, 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