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 14:51 2 pgs
Fees:12.00 Taxes:0.00
20070209-0017351

PERSONAL REPRESENTATIVE QUITCLAIM DEED

ADDRESS NEW OWNER:

Mr. Dean Lucas
1177 Cantrell Rd.
Sparta, TN 38583

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 DEAN BAKER LUCAS in the following described real estate located in the County of Davidson, State of Tennessee:

Being Lot No. 2 of the Revision of Reserve Parcel of the Resubdivision of Lot 13 of Glen Echo Subdivision of record in Book 6200 Page 987,of the Register of Deeds Office for Davidson County, Tennessee, as recorded November 15, 1990.

Being the remaining interest of the same property conveyed to ALBERT M. LUCAS, JR., and wife, NELDA B. LUCAS by deed from MAYME H. JOHNSON, a widow and son, JOSEPH SAMUEL JOHNSON, III, of record in Book 5001, page 299 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 DEAN BAKER LUCAS by quitclaim deeds: one-thirtieth interest of record in Instrument Number 20001228-0126695, December 28, 2000; one-thirty-eighth interest of record in Instrument Number 20011231-0145101, December 31, 2001; and one-thirty-eighth interest of record in Instrument Number 20021217-0155551, December 17, 2002.

Improved property known as: 3608 Benham Avenue, Nashville, TN 37215.

Also included in this conveyance is the following described property:

Being the southerly part of the Albert Lucas property situated in the 25th Councilmanic District of Davidson County, TN and recorded in Deed Book 8054, page 754 and described as follows:

Beginning at an existing iron rod in the southeast corner of said Lucas Property and being the southeast corner of the property

herein described; thence along the southerly line of said Lucas property N 87 degrees 24' 16" W a distance of 175.62 feet; thence N 2 degrees 15' E a distance of 116.71 feet; thence S 82 degrees 46' 35" E a distance of 176.88 feet; thence S 2 degrees 25' 14" W a distance of 99.36 feet to the point of beginning and containing 18,990 sq. feet more or less.

Being part 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, which was conveyed to ALBERT M. LUCAS, JR., and DEAN BAKER LUCAS from ALBERT M. LUCAS JR., and ROBERT S. LUCAS of record in Instrument Number 20011231-0145096, December 31, 2001, Register's Office for Davidson County, Tennessee.

Unimproved property known as: Southerly tract of 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