This instrument prepared by:

MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206
(615) 259-1214

Davidson County DEEDQC
Recvd: 07/23/08 15:38 3 pg
Fees:17.00 Taxes:0.00
20080723-0075604

ADMINISTRATOR'S QUITCLAIM DEED

Grantee:	Charlene Swinger	Map & Parcel No:
Address:	903 Jackson St.	82-13
	Nashville, TN 37203	56

Send Tax Notice To: Charlene Swinger
225 Joseph Ave.
Nashville, TN 37207

Sarah Lucille Brown died intestate on November 13th, 2006. Charlene Swinger was appointed administrator of the Estate of Sarah Lucille Brown by the Probate Court of Davidson County, Tennessee, Probate No. 07P-1745. This property passed under Tennessee Law to Charlene Swinger. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received, being receipt no. 441228762, a copy of which is attached as Exhibit A. 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 laws of Tennessee, Charlene Swinger, as Administrator of the Estate of Sarah Lucille Brown, and individually, quitclaims to Charlene Swinger all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the Easterly 30 feet of Lot No. 20 and the westerly 5 feet of Lot No. 21 of Block A in Bransford Realty Company's North Hill Subdivision of record in Book 332, Page 23, Register's Office for said County. Said parts of said lots adjoin and together front on the South side of Jackson St. and runs back between parallel lines 100 feet to an alley.
>
> Being the same property conveyed to Sarah L. Brown (now deceased) by Installment Deed from Jack J. Cohen and Sam Garfinkle dated October 23rd, 1965, of record in Deed Book 3950, Page 837, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 903 Jackson Street, Nashville, TN 37208.

This transfer is by Quitclaim and we make no warranties about the title.

WITNESS my hand this 22 day of July, 2008.

ESTATE OF SARAH LUCILLE BROWN

By: Charlene Swinger Administrator
CHARLENE SWINGER
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of July, 2008, before me personally appeared **CHARLENE SWINGER** to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal.

Martin Koppelman
NOTARY PUBLIC
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 2, 2011

N0019001

6060695080711

TENNESSEE DEPARTMENT OF REVENUE

FILED

2008 JUL 23 PM 2:06

RICHARD R. ROBERTS, CLERK

Inheritance Tax Closing Letter (This is not a bill for tax due)

July 14, 2008

ESTATE OF SARA L BROWN
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE TN 37206

Account Type:	INHERIT TX
Account No.:	441228762
Date of Death:	November 13, 2006
County:	DAVIDSON
Social Security No.:	411-26-0597

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF SARA L BROWN
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603 WOODLAND ST
NASHVILLE, TN 37206

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RV-N0019001