Davidson County DEEDQC
Recvd: 09/15/08 09:28 3 pg
Fees:17.00 Taxes:0.00
20080915-0093884

THIS INSTRUMENT PREPARED BY: Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel #
Juanita L. Cleveland, Trustee	Same	Map 62-4
628 Gibson Drive		
Madison, Tennessee 37115		Parcel 13

EXECUTOR'S QUITCLAIM DEED

Juanita L. Cleveland, the duly-appointed Executor, a copy of her Letters Testamentary being attached hereto, of the Estate of Louise B. Peeler, deceased (the "decedent"), which estate is administered in the Probate Court of Davidson County, Tennessee, case docket 08P860, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate in The Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, hereby releases, remises and quitclaims unto **Juanita Cleveland, Trustee of the Andy B. Peeler Special Needs Trust**, all right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of Marlin Meadows, Section Four, as of record in Book 2133, Pages 66 and 67, Register's Office for said County.

Said Lot No. 75 fronts 155 feet on the south side of Evergreen Trail and runs back between lines, 310.4 feet on the west line and 345.85 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 166 feet.

Being the same property conveyed to Juanita Cleveland by deed from Andy B. Peeler of record in Instrument No. 20080331-0032243, Register's Office for Davidson County, Tennessee.

Louise B. Peeler bequeathed her estate to Juanita L. Cleveland, the Trustee of the Andy B. Peeler Supplemental Needs Trust.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A certified copy of the Grantor's Letters Testamentary are attached hereto.

WITNESS my hand this 2nd day of September, 2008.

Juanita L. Cleveland, executor
Juanita L. Cleveland, Executor

State Of Tennessee
County Of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita L. Cleveland, Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2008.

Lisa J. Love
Notary Public

My commission expires: 9/9/2010

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF Sumner } The actual consideration or value whichever is greater, for this transfer is $0.00.

Juanita L. Cleveland
Juanita L. Cleveland, Affiant

Subscribed and sworn to before me, this the 2nd day of September 2008.

Lisa J. Love
Notary Public

My commission expires: 9/9/2010

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This transfer is exempt from real estate transfer tax pursuant to TENN. CODE ANN. § 67-4-409(a)(3)(D).

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

08P860

To JUANITA L. CLEVELAND :

It appearing to the Court that LOUISE B. PEELER has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said JUANITA L. CLEVELAND to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after ~~paying all the just demands against the Testator,~~ and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court at office, this June 18, 2008 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to JUANITA L. CLEVELAND, Executrix of the estate of LOUISE B. PEELER deceased, and I do further certify that JUANITA L. CLEVELAND is still acting Executrix of the estate of LOUISE B. PEELER, and acts as such are entitled to full faitn and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 27th day of August, 2008.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK