Davidson County DEEDQC
Recvd: 09/15/08 09:28 3 pg
Fees:17.00 Taxes:0.00
20080915-0093885

THIS INSTRUMENT PREPARED B n information furnished by the parties.
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

Address New Owner(s)	Send Tax Bills To	Map-Parcel #
Juanita L. Cleveland, Trustee	Same	051-04-0-006.00
628 Gibson Drive		
Madison, Tennessee 37115		

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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described in detail as follows:

Beginning at a concrete monument, it being the northwest corner of the G.W. Jones, Jr. tract, said monument also being in the east line of Blair Heights Subdivision, Section No. 4; thence south 84° 26' east along the boundary of said subdivision and the south boundary of the Center Tract, 326.1 feet to an iron pin, it being in the west margin of Gibson Drive; thence south 16° 06' west along said margin of Gibson Drive 158.1 feet to a point; thence westerly 37.19 feet around a curve of a radius of 21.77 feet to a point in the northerly margin of Norman Drive; thence north 66° west with said margin of Norman Drive, 286.7 feet to a concrete monument on the east boundary of Blair Heights Subdivision, the east boundary of Blair Heights Subdivision Sec. No. 4; thence north 9° 27' east with said subdivision boundary 72.26 feet to the point of beginning, containing 0.91 acres, more or less.

Being the same property conveyed to James A. Griffith and wife, Louise Griffith a/k/a Louise B. Peeler by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 2599, Page 173, Register's Office for Davidson County, Tennessee.

James A. Griffith and Louise B. Griffith a/k/a Louise B. Peeler were married in Nashville, Tennessee on August 10, 1941. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James A. Griffith in Nashville, Davidson County, Tennessee on September 25,

1972 and Louise B. Griffith a/k/a Louise B. Peeler, as surviving tenant by the entirety, became fully vested in the property.

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

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9/9/2010

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

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9/9/2010

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 faith 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