THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
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Davidson County DEEDQC
Recvd: 11/13/08 15:21 3 pgs
Fees:17.00 Taxes:0.00

20081113-0112467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-.

Patricia K Absar
AFFIANT

Subscribed and sworn to before me this 5th day of November, 2008.

D+ P. Cook
Notary Public

My Commission Expires:
7/5/2011

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia K. Absar 401 Chesterfield Avenue Nashville, TN 37212	Same	104-10-101

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PATRICIA K. ABSAR**, Administratrix of the Estate of Ardella Walker, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the laws of the State of Tennessee which was opened for administration in Davidson County, Tennessee, in the Seventh Circuit Court, Probate Division (08P-1155), hereby remises, releases forever and quitclaims unto **PATRICIA K. ABSAR**, individually, her heirs and assigns, all of the right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land situated in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 1 as shown on a subdivision of a part of the Old Bosley-Whitworth Farm, of record in Book 5190, Page 295, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southeasterly margin of Marlborough Avenue, said point being the common front corners of Lots 1 and 2; thence with the southeasterly margin of said Avenue North 35 deg. 35' 03" East 179.14 feet to a point, the beginning of a curve to the right having a radius of

25.00 feet; thence around said curve in a northeasterly direction 42.04 feet to a point in the southwesterly margin of Chesterfield Avenue; thence with said margin of said Avenue, South 48 deg. 04' 50" East 47.15 feet to a point; thence leaving Chesterfield Avenue, South 41 deg. 00' 09" West 99.82 feet to a point; thence South 35 deg. 32' 14" West 99.41 feet to a point in the northeasterly line of Lot No. 2; thence with the said line of said lot, and in a northwesterly direction 65.27 feet to the point of beginning.

This description is the same as used in the last deed of record.

Being the same property deeded to William B. Walker and wife, Ardella L. Walker by Deed from Richey Insurance Service, Inc., of record in Book 5540, page 953, Register's Office for Davidson County, Tennessee. The said William B. Walker has since died on August 25, 2006, and upon his death, title was vested in Ardella L. Walker as the sole surviving tenant by the entirety. The said Ardella L. Walker having since died intestate on June 12, 2008 and the interest in and to the property conveyed herein passed at the death of Ardella L. Walker to Patricia K. Absar as her sole surviving heir. The estate of Ardella Walker having been opened for administration in Davidson County, Tennessee, in the Seventh Circuit Court, Probate Division (08P-1155). Ardella L. Walker and Ardella Walker were one and the same person.

This is improved property, known as 401 Chesterfield Avenue, Nashville, Tennessee 37212.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

WITNESS my hand this 5 day of November, 2008.

Patricia K Absar

Patricia K. Absar, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia K. Absar,** Administratrix of the Estate of Ardella Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument as Administratrix for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of November, 2008.

D R. Cook
Notary Public

My Commission Expires: 7/5/2011

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY