Davidson County DEEDQC
Recvd: 12/15/08 15:18 2 pgs
Fees:12.00 Taxes:0.00
20081215-0120197

-THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
2809 Columbine Place
Nashville, Tennessee 37204

This deed is being prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to TCA 67-4-409(a)(3)(D).

Pursuant to TCA 67-4-409(a)(5) the valuation oath is intentionally omitted.

ADMINISTRATOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Mark C. Bowman, Sr.	Mark C. Bowman, Sr.	Map 105-7
475 Humphreys Street	475 Humphreys Street	Parcel 84, 85 and 86
Nashville, TN 37203	Nashville, TN 37203	

ARDEN DENNIS BOWMAN, SR. died intestate on January 25, 2007. Arden D. Bowman, Jr. and Mark C. Bowman, Sr. were appointed co-administrators of the Estate of Arden Dennis Bowman, Sr. by the Probate Court of Davidson County, Tennessee, Probate No. 07-P-428. This property passed under Tennessee Law to Arden D. Bowman, Jr. and Mark C. Bowman, Sr. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 441139144, a copy of which is attached. The administrator by signing this Deed releases any right the administrator has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of the State of Tennessee, ARDEN D. BOWMAN, JR. AND MARK C. BOWMAN, SR., AS CO-ADMINISTRATORS OF THE ESTATE OF ARDEN DENNIS BOWMAN, SR. AND INDIVIDUALLY, quitclaims to MARK C. BOWMAN, SR. all right, title and interest in the following described real estate in Davidson County, Tennessee:

SEE ATTACHMENT A

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

This is improved property known as 503 Hagan Street, Nashville, TN 37203. (The property described herein actually encompasses 501, 503 and 505 Hagan Street)

Witness my hand at Nashville, Tennessee this 31st day of October, 2007.

ESTATE OF ARDEN DENNIS BOWMAN, SR.

By Mark Bowman
Co-Administrator

By Arden Bowman Jr
Co-Administrator

Arden Bowman Jr.
Arden D. Bowman, Jr., individually

Mark Bowman
Mark C. Bowman, Sr., individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arden D. Bowman, Jr. and Mark C. Bowman, Sr. whom I am personally acquainted, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2007.

Freda R. Swafford
Notary Public

FREDA R. SWAFFORD
(notary seal) STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

ATTACHMENT A

Being the south twenty (20) feet of Lot No. 51 and the north ten (10) feet of Lot No. 50 on the Plan of Merritt and Hagan's Subdivision of Sundry Blocks of the Merritt Lands, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and new plan thereof of record in Book 161, page 49, said Register's Office.

Said parts of said lots adjoin and front together thirty (30) feet on the easterly side of Hagan Street and run back between parallel lines one hundred sixty four (164) feet to an alley.

Being the northerly thirty (30) feet of Lot No. 51 in the Plan of Merritt and Hagan's Subdivision of Sundry Blocks of the Merritt Lands, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee

Said part of Lot No. 51 fronts thirty (30) feet on the east side of Hagan Street and runs back between parallel lines one hundred sixty four (164) feet to an alley.

Being Lot No. 52 on the Map of Hagan-Merritt's Subdivision of certain blocks of the Merritt Lands, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and the re-subdivision of which is of record in Book 161, page 49, said Register's Office.

Said Lot No. 52 fronts fifty (50) feet on the easterly side of Hagan Street and run back between parallel lines along the south margin of an alley, one hundred sixty four (164) feet to another alley in the rear.

Being the same property conveyed to Arden D. Bowman, Sr. and wife, Gaynelle H. Bowman, by warranty deed from Floyd L. DeFord and wife, Johnnie M. DeFord, of record in Book 7227, page 147, Register's Office for Davidson County, Tennessee. The aforesaid Gaynelle H. Bowman died October 31, 1998, in Davidson County, Tennessee, while still married to Arden D. Bowman, Sr.



TENNESSEE DEPARTMENT OF REVENUE

BOWMAN ARDEN D
ATTN: FRANK RYAN
2805 COLUMBINE PL
NASHVILLE, TN 37204-3193

September 24, 2007

Account Type:	INHERIT TX
Account No.:	441139144
Date of Death:	January 25, 2007
County:	DAVIDSON
Social Security No.:	408-07-1237

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

Rvarnsen