Davidson County DEEDQC
Recvd: 01/23/09 10:47 4 pgs
Fees:22.00 Taxes:0.00
20090123-0005938

PICK-UP

This Instrument Prepared by:
CHRISTINA NORRIS
Norris & Norris PLC
424 Church Street, Suite 1300
Nashville, Tennessee 37219-3310

This Instrument Is A Deed Evidencing Distribution Of Property To Beneficiary Under A Will.

Tenn. Code Ann. § 67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. § 67-4-409(a)(5) exempts this instrument from requirement of valuation oath.

EXECUTOR'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Frances D. Gammons 888 Kipling Drive Nashville, Tennessee 37217	Same	Map 107.13 Par. 33

ERNEST HENRY GAMMONS, died on November 24, 2007, having survived his first wife, Ruby K. Gammons, and leaving a will dated June 20, 2007. The will was admitted to probate on February 27, 2008 in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket Number 08P-289. The will named the undersigned, Frances D. Gammons of Nashville, Tennessee as Executor and she was duly qualified. All debts of the decedent have been paid. The Bureau of TennCare has issued a Release, copy attached as Exhibit A. The Tennessee Inheritance Tax clearance has been received, account number 441288555, copy attached as Exhibit B. The Executor, by signing this Deed, releases any right she has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the will of Ernest Henry Gammons, Frances D. Gammons, Executor, hereby quitclaims to herself, Frances Gammons, as residuary beneficiary under the will of Ernest Henry Gammons, all right, title, and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot No. 337 on the Map of Miro Meadows, Second Addition, as of record in Book 1424, page 112, Register's Office for said County.

Said Lot No. 337 fronts 77 feet on the southerly side of Kipling Drive and runs back between lines 165 feet on the east side and 172.6 feet on the west side, to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Ernest H. Gammons and wife Ruby K. Gammons, by deed from Hudson & Driver Construction Company, Inc., of record in Book 4182, page 95, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 1710, page 183, and to easements, setback lines, etc. as shown on the plan of record in Book 1424, page 112, said Register's Office.

This is improved property known as 887 Kipling Drive, Nashville, Tennessee.

This transfer is by Quitclaim.

Witness my hand this 18 day of January, 2009.

Estate of Ernest Henry Gammons

Frances Gammons, Executor
By: Frances Gammons, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in the above-stated County and State, Frances Gammons, as Executor of the Estate of Ernest Henry Gammons, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes stated in the instrument.

Witness my hand and official seal, this 18 day of January, 2009.

Geraldine Hosack
NOTARY PUBLIC

GERALDINE HOSACK
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

My Commission Expires: _____

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

1/8/2009

CHRISTINA NORRIS
ATTORNEY
424 CHURCH ST., STE 1300
NASHVILLE, TN 37219

RE: ERNEST H. GAMMONS
[redacted]0124

Dear CHRISTINA NORRIS:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Ron Singh
Manager

EXHIBIT A

TENNESSEE DEPARTMENT OF REVENUE

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

December 26, 2008

ESTATE OF ERNEST H GAMMONS
ATTN: CHRISTINA NORRIS
424 CHURCH ST STE 1300
NASHVILLE TN 37219

Account Type:	INHERIT TX
Account No.:	441288555
Date of Death:	November 24, 2007
County:	DAVIDSON
Social Security No.:	[redacted]-0124

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 ERNEST H GAMMONS
ATTN: CHRISTINA NORRIS
424 CHURCH ST STE 1300
NASHVILLE, TN 37219

December 26, 2008	
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Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

EXHIBIT B