Prepared by:
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935 Denson Avenue

BILL GARRETT, Davidson County
Trans:T20090022001 DEEDQC
Recvd: 04/02/09 15:27 3 pgs
Fees:17.00 Taxes:0.00
20090402-0030002

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
B. Wayne Grubbs Family Trust **Diana G. Grubbs, Co-Trustee** **142 Tara Lane** **Goodlettsville, TN 37072**	**(SAME)**	**Map-52-5** **Parcel-146**

B. Wayne Grubbs (hereinafter referred to as the "Decedent") died on April 28, 2008, leaving a Last Will and Testament dated June 28, 2005. The Last Will and Testament was admitted to probate on June 3, 2008, in the Chancery Court for Sumner County, Tennessee, and recorded in Will Book 2008, Page 490. The Personal Representative, Diana G. Grubbs, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Diana G. Grubbs, Personal Representative of the ESTATE OF B. WAYNE GRUBBS (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto DIANA G. GRUBBS, MICHAEL W. GRUBBS and DAVID R. GRUBBS, CO-TRUSTEES OF THE B. WAYNE GRUBBS FAMILY TRUST (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 39 on the Revised Plan of Block "K" Power and Roth Subdivision of Madison Park, as of record in Book 974, page 38, Register's Office for said County.

Said Lot No. 39 fronts 55 feet on the easterly side of Denson Avenue, formerly Idlewild Avenue, and runs back between parallel lines to a dead line on the rear.

Also being Lot No. 40 on the Revised Plan of Block "K" Power and Roth Subdivision of Madison Park, as of record in Book 974, page 38, Register's Office for said County.

Said Lot No. 40 fronts 55 feet on the easterly side of Denson Avenue, formerly Idlewild Avenue, and runs back between parallel lines, with the margin of Harvard Avenue, 129 feet to a dead line on the rear.

Being the same property conveyed to B. Wayne Grubbs and wife, Diana G. Grubbs, as tenants by the entireties by Warranty Deed dated November 5, 1979, from Paul David Goodwin and wife, Christine Goodwin, of record in Deed Book 5527, Page 789 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to B. Wayne Grubbs in fee simple by Quitclaim Deed dated August 2, 2005, from his wife, Diana G. Grubbs, of record as Instrument #20050808-0093755 in said Register's Office.

This is improved property known as 935 Denson Avenue, Madison, Davidson County, Tennessee 37115.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to B. Wayne Grubbs in fee simple. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 1 day of April, 2009.

ESTATE OF B. WAYNE GRUBBS-Grantor

By: Diana G. Grubbs
Diana G. Grubbs, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda L Goff, a Notary Public of this County, DIANA G. GRUBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of B. Wayne Grubbs and that she executed the within instrument for the purposes therein contained for and on behalf of the Estate.

WITNESS MY HAND, at office, this 1 day of April, 2009.

AMANDA L GOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2011

Amanda L Goff
Notary Public
My Commission Expires: 03/07/2011

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).