BILL GARRETT, Davidson County
Trans:T20090027594 DEEDQC
Recvd: 04/28/09 08:15 3 pgs
Fees:17.00 Taxes:0.00
20090428-0037982

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Willie E Mooneyhan
AFFIANT

SUSANNE ADAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires August 23, 2011

Subscribed and sworn to before me, this 23 day of April, 2009.

Susanne Adams
Notary Public

My Commission Expires: 8-23-2011

ADDRESS NEW OWNERS:
Willie E. Mooneyhan and Shirley Chandler
939 Buck Branch Road
Charlotte, TN 37036

SEND TAX BILLS TO:
Willie E. Mooneyhan and Shirley Chandler

MAP AND PARCEL: 43-9; 36

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ADMINISTRATOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, Willie E. Mooneyhan, Administrator for the Estate of CLARA MOONEYHAN, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the estate of Clara Mooneyhan was probated in the Probate Court of Davidson County, No. 08P1812 on November 20, 2008, Willie E. Mooneyhan was named Administrator of the Estate of Clara Mooneyhan. (See attached Letters of Administration). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Willie E. Mooneyhan has bargained and sold and hereby [convey,] remise, release and forever quitclaims to Willie E. Mooneyhan and Shirley Chandler, and all of their heirs and assigns, such of their right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Being Lot No. 53 of Block "A" on the Map of Overlook Estates, of record in Book 843, Page 105, Register's Office for said County.

SAID Lot No. 53 fronts 50 feet on the southerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Bill Mooneyhan by deed from William A. Perry and wife, Janette L. Perry of record in Book 6739, Page 2, Register's Office for Davidson County, Tennessee.

This conveyance made subject to deed of trust of record in Book 6739, Page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clara N. Mooneyhan by QuitClaim Deed from Bill Mooneyhan of record in Book 6801, Page 155, Register's Office for Davidson County, Tennessee.

This is a vacant lot known as 106 Wiley Street, Madison, TN 37115.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 2008 applicable to said property.

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

WITNESS my hand this 23 day of April, 2009.

Willie E. Mooneyhan, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **Willie E. Mooneyhan,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 23 day of April, 2009.

Suzanne Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-2011

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS OF ADMINISTRATION

08P1812

TO WILLIE E. MOONEYHAN :

It appearing to the Court, that CLARA MOONEYHAN, has died, and leaving no will, and the Court being satisfied as to your claim to the Administration , and you having given bond pursuant to Order, if required, and qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you:

THESE ARE THEREFORE to authorize and empower you to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, to deliver the residue thereof to those who are by law entitled.

WITNESS, Richard R. Rooker, Clerk of Probate Court, at my office, this November 20, 2008

Richard R. Rooker, Clerk

_____ D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of Letters of Administration, issued to WILLIE E. MOONEYHAN, as Administrator of the estate of CLARA MOONEYHAN, deceased, and I do further certify that WILLIE E. MOONEYHAN is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the records filed in my office at Nashville, Tennessee.

WITNESS my hand and official seal, this 20 day of Nov., 2008.

Richard R. Rooker, Clerk

_____ D.C.