GRANTEE:
The Estate of Lula Simpkins Warren

SEND TAX BILL TO:
To New Owner

MAP & PARCEL
04800004300

ADDRESS OF NEW OWNER:
Tressa Louise Strawn
4833 Eatons Creek Road
Nashville, Tennessee 37218

Davidson County DEEDQC
Recvd: 05/15/09 10:20 5 pgs
Fees:27.00 Taxes:0.00
20090515-0044727

This instrument prepared by:
Law Office of David J. Waynick
211 Donelson Pike, Suite 2
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

EXECUTRIX'S QUITCLAIM DEED

Lula Simpkins Warren died testate on February 23, 2008. Administration was ordered in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 08P1039. The Seventh Circuit Court of Davidson County, Tennessee appointed Tressa Louise Strawn as Executrix on July 10, 2008. The Executrix is duly qualified. All debts of the decedent have been paid. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. **TRESSA LOUISE STRAWN, EXECUTRIX,** quitclaims to **JAMES CLAUDE WARREN, VELMA JEAN MORGAN, SHEILA MARIE COX, and TRESSA LOUISE STRAWN**, each owning a 1/4 undivided interest as tenants in common, all right, title and interest in the following described real estate in DAVIDSON COUNTY, TENNESSEE.

A tract of land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the map of the land of Gideon Harris, deceased, as of record in Minute Book "J", pages 232 and 233, of the county court for said county, and described according to a copy of a survey thereof made February 6, 1946, by Lewis D. J. Justice, surveyor, as follows: Beginning at a point in the center line of Eaton's Creek, at the southeast corner of the lands of Hold; thence up said Eaton's Creek as follows: south 29° 10' east 239 feet, south 40° east 100 feet, south 14° east 72 feet, south 39° 50' east 240 feet, south 20° 30' east 427 feet, south 21° east 143 feet to a point in the line of the land of E. R, Rutherford; thence along Rutherford's line as follows: south 63° 10' west 189.5 feet to a post, south 36° 40' west 123 feet to a cedar, south 10° 15' west 157 feet to a post, south 49° 40' west 97 feet to a post, south 84° 05' west 273 feet to a post, south 84° 30' west 268 feet to a post, north 52° west 172 feet to an elm, north 55° west 143 feet to an elm, north 61° 30' west 496 feet to a post, north 42°95' west 375 feet to a post, north 46° 40' west 93 feet to a maple, north 44° 30' west 465 feet to a post in the line of the Hazelwood property; thence with the Hazelwood line as follows; north 26° 10' east 306 feet to a cedar, north 23° east 306 feet to an elm; north 16° 50' east 525 feet to a post at the corner of a tract of 9.4 acres conveyed to Joseph Goodwin by deed from H. E. Riddle and wife, of record in Book 774, page 29, Register's Office for said county, which property is now owned by Billington; thence along the line of said 9.4 acre tract as follows: south 40° 20' east 85 feet to a hickory, south 15° 15; east 304 feet to a stake; south 71° east 152 feet to a post, south 78° 30' east 259 feet to a post, north 22° 15' east 400

feet to a post; north 53° 50' east 132 feet to a stake in Holt's line; thence with Holt's line, south 30° 20' east 740 feet to a post and north 56° east 79 feet to the point of beginning, containing 64.12 acres, more or less.

INCLUDED IN THE ABOVE, BUT EXPRESSLY EXCLUDED THEREFROM is a Deed of conveyance for a tract of land from Burt Warren and wife, Lula Warren conveyed to Larry Purcell and wife, Deborah Warren Purcell of record in Book 4810 (indexed at Davidson County Register's Office as Book 4840) , page 594, Register's Office for Davidson County, Tennessee ;
AND a Deed of conveyance for a tract of land from Burt Warren and wife, Lula Warren conveyed to Earl T. Strawn and wife, Tressa Strawn of record in Book 6600, page 457, Register's Office for Davidson County, Tennessee.

Being the remainder of property conveyed to Burt Warren and wife Lula Warren by deed dated February 16, 1946, from S. D. Dugger and wife Effie Dugger of record in Book 1371, page 106, Register's Office for Davidson County, Tennessee.

This improved property known as: 4831 Eatons Creek Road, Nashville, Tennessee 37218.

MAP & PARCEL 04800004300

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

The Tennessee Inheritance Tax Non-Taxable Certificate has been received being number 441314301, a copy of which is attached as *EXHIBIT A*.

The State of Tennessee's Bureau of TennCare release letter has been received, a copy of which is attached as *EXHIBIT B*.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Tressa L. Strawn
Affiant

Subscribed and sworn to before me this 12th day of May 2009.

Notary Public
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JULY 24, 2011

Witness my hand at Davidson County, Tennessee this 12th day of May 2009.

Tressa Louise Strawn
TRESSA LOUISE STRAWN,
Executrix for the Estate of Lula Simpkins Warren

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 Tressa Louise Strawn, the Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Executrix's Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 12th day of May 2009.

Notary Public
My Commission expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JULY 24, 2011

MAP & PARCEL **04800004300**

CERTIFICATION
I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of Davidson

On this 14th day of May, 2009, personally appeared before me, David J. Waynick, a notary public for the county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

~~Thomas R. Lee~~ David J. Waynick
My Commission Expires:

DAVID J. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: AUGUST 14, 2011

N0019001

EXHIBIT A

TENNESSEE DEPARTMENT OF REVENUE

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

April 26, 2009

ESTATE OF LULA S WARREN
ATTN: DAVID J WAYNICK
211 DONELSON PK STE 2
NASHVILLE TN 37214

Account Type:	INHERIT TX
Account No.:	441314301
Date of Death:	February 23, 2008
County:	DAVIDSON
Social Security No.:	[redacted]

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 LULA S WARREN
ATTN: DAVID J WAYNICK
211 DONELSON PK STE 2
NASHVILLE, TN 37214

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Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

RV-N0019001

EXHIBIT B

RECEIVED

MAR 3 0 2009

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

3/25/2009

DAVID J. WAYNICK
LEGAL COUNSEL
211 DONELSON PIKE, STE 2
NASHVILLE, TN 37214

RE: LULA WARREN
[redacted]

Dear DAVID J. WAYNICK:

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