BILL GARRETT, Davidson County
Trans:T20090050198 DEEDQC
Recvd: 07/24/09 14:27 4 pgs
Fees:22.00 Taxes:0.00
20090724-0069764

This instrument prepared by:
Lee & Lee, Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Send Tax Bill to new owner:
Brian Dillingham
208 Ridgewater Way
Mt. Juliet, TN 37122

Map: 96-9; Parcel 60
Map: 95-12; Parcel 113.00
Map: 87-9; Parcel 48.00
Map: 87-13; Parcel 58.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR'S QUITCLAIM DEED

Beverly F. Smith died on September 6, 2008, leaving a Will. The petition was admitted to probate on December 4, 2008 in the Probate Court, Wilson County, Tennessee. The court appointed Brian Dillingham as executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being account number 441325273, a copy of which is attached as Exhibit "A". The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the court, **BRIAN DILLINGHAM, EXECUTOR,** quitclaims to **BRIAN DILLINGHAM, RANDY DILLINGHAM, SUZANNE WHITE, and JACQUELYN RUSSELL,** all right, title and interest in the following described real estate in Davidson County, Tennessee:

PARCEL I:
Being Lot No. 37 on the Plan of Meadowview Acres, Section II as of record in Book 2083, page 52, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the north side of Emery Drive and runs back between parallel lines 198.9 feet to a dead line.

Being the same property conveyed to Beverly Claire Dillingham by Final Decree of Divorce from Earl Dorris Dillingham, dated February 7, 1979 of record in Book 5898, page 794, Register's Office, Davidson County, Tennessee.

Beverly Claire Dillingham is also known as Beverly Smith.

This is improved property known as 2724 Emery Drive, Nashville, TN 37214-3139.

PARCEL II:
Being Lot No. 9 on the Plan of Meadowview Acres, as of record in Plat Book 2133, Page 50, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Benton M. Smith and wife, Beverly F. Smith by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, dated December 16, 1985 of record in Deed Book 6736, page 974, Register's Office, Davidson County, Tennessee.

This is improved property known as 2701 Emery Drive, Nashville, TN 37214-3115.

PARCEL III:
Being Lot Number 216 on the Plan of Valley Grove Subdivision, Section 10, Revised of record in Plat Book 6200 at page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benton M. Smith and wife, Beverly Smith, by deed from Jack Kemp, Secretary of Housing and Urban Development, dated September 20, 1989 of record in Book 7947, page 209, Register's Office, Davidson County, Tennessee.

This is improved property known as 4668 Forest Ridge Drive, Hermitage, TN 37076-2666.

PARCEL IV:
Being Lot No. 37 on the Plan of Valley Grove, Section 2, of record in Plat Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Benton M. Smith and wife, Beverly F. Smith, by deed from Jack Kemp, Secretary of Housing and Urban Development, dated March 9, 1992 of record in Book 8572, page 333, Register's Office, Davidson County, Tennessee.

This is improved property known as 4504 Brooke Valley Drive, Hermitage, TN 37076-2650.

Benton M. Smith died November 20, 2001. Beverly Smith and Beverly F. Smith is one and the same person.

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

Witness my hand at Lebanon, Tennessee, this the 20th day of JULY 2009.

ESTATE OF BEVERLY F. SMITH

BY: Brian Dillingham EXECUTOR
Brian Dillingham, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor(s), Brian Dillingham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day July 2009.

Patricia Lane Reed
Notary Public

MY COMMISSION EXPIRES: 2-6-2010

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-

Brian Dillingham
AFFIANT

Subscribed and sworn to before me
this 20th day of July 2009.

Patricia Lane Reed
NOTARY PUBLIC
My Commission Expires: 2-6-2010

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

TENNESSEE DEPARTMENT OF REVENUE

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

SMITH BEVERLY
ATTN: ROBERT E LEE
109 E GAY ST
LEBANON TN 37087

FILED 3:10 p.m. REC
WILSON CO. PROBATE
JUN 15 2009
BARBARA WEBB, PROBATE CLERK
BY: _____ DEPUTY

June 5, 2009

Account Type:	INHERIT TX
Account No.:	441325273
Date of Death:	September 6, 2008
County:	WILSON
Social Security No.:	412-64-7996

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

SMITH BEVERLY
ATTN: ROBERT E LEE
109 E GAY ST
LEBANON, TN 37087

June 5, 2009

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