BILL GARRETT, Davidson County
Trans:T20090079192 DEEDQC
Recvd: 11/20/09 13:14 3 pgs
Fees:17.00 Taxes:0.00
20091120-0107039

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Sue B. Crotzer and Family Share of The Edsel Powell Crotzer Inter Vivos Trust 2803 Lealto Court Nashville, TN 37214	Sue B. Crotzer and Family Share of The Edsel Powell Crotzer Inter Vivos Trust 2803 Lealto Court Nashville, TN 37214	08412015400

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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

WHEREAS, Edsel Powell Crotzer died the 6th day of April, 2009 owning an undivided one-half (½) interest in certain real estate in Davidson County, Tennessee, as hereinafter described, and

WHEREAS, Edsel Powell Crotzer left a Last Will and Testament dated October 3, 2001 and First Codicil attached thereto dated December 14, 2004, of record in the office of the Probate Court Clerk of Davidson County, Tennessee as Docket Number 09P 620, and

WHEREAS, Mary Sue Beatty Crotzer, also known as Sue B. Crotzer, qualified as personal representative of her husband's estate in the Probate Court of Davidson County, Tennessee, Docket Number 09P 620, and

WHEREAS, said Last Will and Testament directed that decedent's residuary estate, including the hereinafter described real estate, pass to The Edsel Powell Crotzer Inter Vivos

Trust created pursuant to instrument of revocable trust dated October 3, 2001, as amended on February 22, 2008, and

WHEREAS, terms of such trust require that the decedent's interest in the hereinafter described real estate be allocated to the Family Share, described therein.

NOW, THEREFORE, I, **Mary Sue Beatty Crotzer**, Personal Representative of the Estate of Edsel Powell Crotzer, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and for the purpose of carrying out the provisions of the aforesaid Last Will and Testament, do remise, release and quitclaim to the **Family Share of The Edsel Powell Crotzer Inter Vivos Trust** created pursuant to instrument of revocable trust dated October 3, 2001, as amended on February 22, 2008, its successors and assigns, all the right, title and interest of the decedent and the decedent's estate in and to the following described property situated in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 45 on the revised Plan of Nob Hill Subdivision, of record in Book 2663, page 31, Register's Office for said County, to which reference is made for a more complete description.
>
> This is improved property known as 2803 Lealto Court, Nashville, Tennessee 37214.
>
> Being the same property conveyed to J. Allen Reynolds III, Trustee, by Edsel P. Crotzer and wife, Sue B. Crotzer, as Tenants by the Entirety, and by J. Allen Reynolds III, Trustee, to Edsel P. Crotzer and wife, Sue B. Crotzer, as Tenants in Common, by single deed of record in Book 7147, Page 536, Register's Office for Davidson County, Tennessee; Edsel P. Crotzer having since died.

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

WITNESS this 18th day of November, 2009.

ESTATE OF EDSEL POWELL CROTZER

By: Mary Sue Beatty Crotzer
Mary Sue Beatty Crotzer,
Personal Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, the within named Mary Sue Beatty Crotzer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Personal Representative of the estate of Edsel Powell Crotzer, and that she as such Personal Representative executed the within Deed for the purposes therein contained.

Witness my hand, at office, this 18 day of November, 2009.

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-22-2010

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