This instrument prepared by:
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDQC
Recvd: 12/31/09 14:21 3 pgs
Fees:17.00 Taxes:0.00
20091231-0119141

ADMINISTRATOR'S QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Harry Stephen Avery **212 Deer Park Drive** **Nashville, TN 37205**	**(Same)**	**129-08-0A-100.00**

WHEREAS, the undersigned is the appointed Administrator C.T.A. of the Estate of Anne B. Avery (also known as Anne Bass Avery) (Case No. 09P1501) in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (the "Court");

WHEREAS, at the death of Anne B. Avery (the "Decedent'), the Decedent owned that certain property located at 100 Westminster Place, Nashville Tennessee 37205 (the "Property");

WHEREAS, the Decedent left a Last Will and Testament dated December 2, 2002 naming the Decedent's only child, Harry Stephen Avery, as the sole residuary beneficiary; and

WHEREAS, the undersigned desires to transfer the Property to Harry Stephen Avery in accordance with the terms of the Decedent's Last Will and Testament;

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, **PINNACLE NATIONAL BANK, as Administrator C.T.A. of the Estate of ANNE B. AVERY**, by these presents does hereby quitclaim and convey unto **HARRY STEPHEN AVERY**, his heirs, successors and assigns, all of such Estate's right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 100, together with the appurtenant interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed, of record in Book 7188, Page 659, amended in Book 7464, Page 270, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7188, Page 682, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of A Subdivision Plat of Part of Lot 12 West Meade Farms of record in Book 6250, Page 887, amended in Book 6863, Page 253, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Anne B. Avery by deed from Jane Burkhart, Trustee of the Burkhart Living Trust U/A/D June 17, 1997, of record in Instrument No. 20041221-0151329, Register's Office for Davidson County, Tennessee.

This property is improved property known as 100 Westminster Place, Nashville, TN 37205.

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises (including any and all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record), and without representation or warranty of any kind.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this the 28 day of December, 2009.

PINNACLE NATIONAL BANK, ADMINISTRATOR C.T.A. OF THE ESTATE OF ANNE B. AVERY

By: _____

Its: Pinnacle National Bank

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or 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.

_____
Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

* * * * * * * * * * * * * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott Lindsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Senior Vice President of **PINNACLE NATIONAL BANK** in its capacity as the Administrator C.T.A. of the Estate of **ANNE B. AVERY**, the within named bargainor, and that he as such Senior Vice President/Executive executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Foundation in its capacity as Administrator C.T.A. of said Estate.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of December, 2009.

Carol Fagg
NOTARY PUBLIC

CAROL FAGG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-07-2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Amy N. Hawkins
Affiant

Subscribed and sworn to before me, this the 31 day of December, 2009.

Notary Public
My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011