BILL GARRETT, Davidson County
Trans:T20100004570 DEEDQC
Recvd: 01/25/10 09:38 4 pgs
Fees:22.00 Taxes:0.00
20100125-0005961

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

ADMINISTRATRIX'S QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Ruth LaRue 6057 Clarksville Pike Joelton, TN 37080	**(Same)**	**Map:** **91-7** **Parcel(s):** **35**

WHEREAS, the undersigned is the appointed Administratrix of the Estate of Charles Lee LaRue (Case No. 08P-1745 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (the "Court")); and

WHEREAS, prior to the death of Charles Lee LaRue (the "Decedent'), the property located at **5300 Louisiana Avenue, Nashville, Tennessee 37209** (the "Property") was conveyed by a Quitclaim Deed from Charlene LaRue Carter, as attorney-in-fact for Charles Lee LaRue to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue and Charlene LaRue Carter, which Quitclaim Deed is of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee (the "Deed");

WHEREAS, on January 19, 2009, the undersigned, as Administratrix of the Decedent's Estate, filed that certain Verified Complaint to Set Aside Fraudulent Conveyances of Real Property; For Lien Lis Pendens; for Sale of Real Estate; to Approve Contract to Bring Property Located at 6057 Clarksville Pike, Nashville, Tennessee into Compliance with Metro Codes; And for Temporary Restraining Order (the "Complaint") with the Court in Case No. 08P-1745 against the heirs of the Decedent's Estate.

WHEREAS, subsequent to the filing of the Complaint, the undersigned, individually and as Administratrix of the Decedent's Estate, and the heirs of the Decedent's Estate entered into that certain Settlement Agreement and Release, which was amended by that certain First Amendment to Settlement Agreement dated July 28, 2009 (the "Settlement Agreement"), pursuant to which the undersigned, individually and as Administratrix of the Decedent's Estate, and the heirs of the Decedent's estate settled the issues set forth in the Complaint;

WHEREAS, as part of the Settlement Agreement, the parties agree that the Deed should be set aside and that the Property should be considered to be part of the Decedent's estate and that the Administratrix of the Decedent's Estate should then convey the Property via a quitclaim deed in accordance with the terms of the Settlement Agreement;

WHEREAS, on August 13, 2009, the Court entered that certain Agreed Order approving the Settlement Agreement and ordering that the Deed be set aside and giving the undersigned, as Administratrix of the Decedent's Estate, the authority to convey the Property in accordance with the terms of the Settlement Agreement;

WHEREAS, on November 11, 2009, Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter executed a Quitclaim Deed conveying the Property to Ruth LaRue as Administratrix of the Estate of Charles Lee LaRue in accordance with the terms of the Settlement Agreement and the Agreed Order described above, which Quitclaim Deed is recorded in Instrument No.: 20100125-0005959, Register's Office for Davidson County, Tennessee;

WHEREAS, this quitclaim deed is being executed by the undersigned in accordance with the terms of the Settlement Agreement and the Agreed Order described above;

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, **RUTH LARUE, as Administratrix of the Estate of CHARLES LEE LARUE**, by these presents does hereby quitclaim and convey such property unto **RUTH LARUE**, and her 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 Lots Nos. 1201 and 1203 of Block 27, Plan 2 of West Nashville, a plan of which is recorded in Book 57, Page 172 Register's Office for Davidson County, Tennessee.

Laid Lots 1201 and 1203 joint and front together 60 feet on the northerly margin of Louisiana Avenue and run back between parallel lines with the westerly margin of Twelfth Street, now 53rd Avenue, North, to an alley measuring 60 feet thereon.

Being the same property conveyed to Charles LaRue, Sr. by deed from Joyce Ann LaRue, of record in Book 11404, page 909, in the Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter by quitclaim deed from Charles LaRue Sr. by Charlene LaRue Carter as his attorney-in-fact of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee. Charles LaRue, Charles Lee LaRue, Sr., Charles LaRue, Sr. and Charles Lee LaRue being one and the same person. On August 13, 2009, an Agreed Order was entered in Case No. 08P-1745 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, ordering that the quitclaim deed of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee be set aside and that the property described in such quitclaim deed be included in the Estate of Charles Lee LaRue and that such property be distributed in accordance with the terms of the Settlement Agreement entered into by the heirs and Administratrix of the Estate of Charles Lee LaRue, which Settlement Agreement was approved by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with regard to the Estate of Charles Lee LaRue, Case No. 08P-1745.

Being the same property conveyed to Ruth LaRue as the Administratrix of the Estate of Charles Lee LaRue, by Quitclaim Deed from Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter, of record in Instrument No.: 20100125-0005959, Register's Office for Davidson County, Tennessee.

This property is improved property known as 5300 Louisiana Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises, and without representation or warranty of any kind.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this the 11th day of November, 2009.

ESTATE OF CHARLES LEE LARUE

Ruth LaRue

BY: RUTH LARUE, ADMINISTRATRIX

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **RUTH LARUE**, Administratrix of the **Estate of Charles Lee LaRue**, with whom I am personally acquainted, and who, upon oath, acknowledged that she is authorized to execute this instrument on behalf of the **Estate of Charles Lee LaRue** and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2009.

KRISTEN DANIELLE BLANCHARD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 1-23-10 DAVIDSON COUNTY

Kristen Blanchard

NOTARY PUBLIC

My Commission Expires: 1/23/2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

State of Tennessee)
County of Davidson)

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

Elizabeth Ryder Sykes
Affiant

Subscribed and sworn to before me, this the 11th day of November, 2009.

Linda Gayle Barnes
Notary Public
My Commission Expires

LINDA GAYLE BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 23, 2010