BILL GARRETT, Davidson County
Trans:T20100004570 DEEDQC
Recvd: 01/25/10 09:39 3 pgs
Fees:17.00 Taxes:0.00
20100125-0005963

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			
David LaRue	**(Same)**	**Map:**	**21**
Christina K. Larue		**Parcels:**	**303.00**
Heather Leeann LaRue			
Tiffany Diane LaRue			
6057 Clarksville Pike			
Joelton, TN 37080			

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'), owned property located at **6057 Clarksville Pike, Joelton City, Tennessee 37080** (the "Property");

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 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 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, 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 (i) 40% undivided interest in such property unto **RUTH LARUE**; (ii) a 15% undivided interest in such property unto **DAVID LARUE**; (ii) a 15% undivided interest in such property unto **CHRISTINA K. LARUE**; (iii) a 15% undivided interest in such property unto **HEATHER LEEANN LARUE**, a minor, by and through **RUTH LARUE**, as her legal guardian; and (iv) a 15% undivided interest in such property unto **TIFFANY DIANE LARUE**, a minor, by and through **RUTH LARUE,** as her legal guardian, and their 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey dated September 1976 by Clyde D. Anderson, Tennessee Registered Surveyor No. 33 as follows:
>
> Beginning at an iron pin on the westerly margin of Clarksville Hwy (Tennessee Hwy No. 112) at the northeasterly corner of the property conveyed to W.R. Binkley, *et ux*, by deed from C.H. Parker, *et al.* of record in Book 2692, Page 141, Register's Office for Davidson County, Tennessee; thence, with northerly and easterly property liens of Binkley, N 88° 00' W. 655 feet, N 19° 25' W 498.46 feet to a point at or near the southeasterly and easterly banks of an unnamed stream; thence with a line generally following the southeasterly and easterly banks of said stream, N 64° 02' E 118.49 feet N 34° 13' E 131.61 feet, N 4° 17' W 85.5 feet to a point in the southwesterly margins of the Clarksville Hwy; thence with said margin of Clarksville Hwy S 20° 00' W 331.54 feet to the point of beginning.
>
> Being the same property conveyed to Charles LaRue, Sr. by Special Warranty Deed from Joyce Ann LaRue of record in Book 11404, Page 909, Register's Office for Davidson County, Tennessee. 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 property described herein 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.

This property is improved property known as 6057 Clarksville Highway, Joelton, TN 37080.

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 September~~ 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 September, 2009.

KATHLEEN DANIELE BLANCHARD
NOTARY PUBLIC
STATE OF TENNESSEE
COMM. EXP. 8-27-10
DAVIDSON COUNTY

Kathleen Blanchard
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Elizabeth Ryder Syler
Affiant

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

GAYLE BARNES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Linda Sheil Barnes
Notary Public
My Commission Expires:

My Commission Expires JAN. 23, 2010