Prepared by:

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BILL GARRETT, Davidson County
Trans:T20100006517 DEEDQC
Recvd: 02/02/10 14:44 4 pgs
Fees:22.00 Taxes:0.00
20100202-0008385

CO-PERSONAL REPRESENTATIVES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	PARCEL I.D.:
Jon Conley Lee 7726 Sawyer Brown Road Nashville, TN 37221	Jon Conley Lee 7726 Sawyer Brown Road Nashville, TN 37221	128 07 0A 007.00

KATHLEEN B. LEE (hereinafter referred to as the "Decedent") died on November 26, 2009, leaving a Last Will and Testament dated March 8, 1993. The Last Will and Testament was admitted to probate on December 17, 2009, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the Case No. 09P1892. The Co-Personal Representatives of this estate, JON CONLEY LEE and JEFFERSON BAKER LEE, are duly qualified. Debts of the Decedent have been paid. The Co-Personal Representatives, by signing this *Personal Representatives' Quitclaim Deed*, release any right the Co-Personal Representatives have to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JON CONLEY LEE and JEFFERSON BAKER LEE, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF KATHLEEN B. LEE (hereinafter referred to as "Grantors"), by these presents and for the purpose of administering said estate, do hereby quitclaim and convey unto JON CONLEY LEE in fee simple (hereinafter referred to as "Grantee"), his successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

BEING Lot No. 7 of Glenwood Trace, of record in Plat Book 6900, page 359, Register's Office of Davidson County, TN, to which reference is hereby made for a metes and bounds description.

Being the same property conveyed to Wilson M. Lee and wife, Kathleen F. B. Lee, by Warranty Deed dated January 5, 1989, from Maddox-Eason Properties, of record in Book 7749, page 27 in the Register's Office for Davidson County, Tennessee. Wilson M. Lee predecease his wife, Kathleen F. B. Lee (also known as Kathleen B. Lee), on June 10, 1994, leaving title to said property vested in her in fee simple.

Subject to the following restrictions and conditions:

1. 2009 County Taxes have been paid.
2. Restrictive covenants of record in Book 7253, page 578, RODC, TN.
3. Matters in Plat Book 6900, page 359, RODC, TN, which may affect property.
4. Easements to Harpeth Valley Utility District of record in Book 5258, page 273, and Book 6186, page 141 and Book 7144, page 329, all RODC, TN.
5. Easement for right of way in Book 7647, page 749, RODC, TN.
6. Charter and By-laws of Glenwood Trace Homeowners Assoc. in Book 7266, page 432 and Book 7325, page 18, both RODC, TN.
7. Open Space Agreement to Glenwood Trace Homeowners Assoc. in Book 7334, page 27, RODC, TN.
8. 2010 County taxes are a lien, not yet due. Grantee will be responsible for payment of same when due.
9. Easement for joint driveway of record in Book 7744, page 473, RODC, TN.

This is improved property known as 7726 Sawyer Brown Road, Nashville, Davidson County, Tennessee 37221.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent and her spouse, Wilson M. Lee, who predeceased her on June 10, 1994. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR HANDS this 27 day of JANUARY, 2010.

ESTATE OF KATHLEEN B. LEE-Grantor

By: Jon C Lee
Jon Conley Lee, Co-Personal Representative

By: Jefferson B Lee
Jefferson Baker Lee, Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Julia R. Lee, a Notary Public of this County, JON CONLEY LEE, a within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Co-Personal Representative of the Estate of Kathleen B. Lee and that he executed the within instrument for the purposes therein contained for and on behalf of said Estate.

WITNESS MY HAND at office, this 27 day of January, 2010.

Julia R. Lee
Notary Public
My Commission Expires: November 24, 2012

JULIA R. LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Julia R. Lee, a Notary Public of this County, JEFFERSON BAKER LEE, a within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Co-Personal Representative of the Estate of Kathleen B. Lee and that he executed the within instrument for the purposes therein contained for and on behalf of said Estate.

WITNESS MY HAND at office, this 27 day of January, 2010.

Julia R. Lee
Notary Public
My Commission Expires: November 24, 2012

JULIA R. LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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