Prepared by:

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BILL GARRETT, Davidson County
Trans:T20100006517 DEEDQC
Recvd: 02/02/10 14:44 3 pgs
Fees:17.00 Taxes:0.00
20100202-0008386

CO-PERSONAL REPRESENTATIVES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	PARCEL I.D.:
Jefferson Baker Lee **6224 Willow Oak Drive** **Nashville, TN 37221**	**Jefferson Baker Lee** **6224 Willow Oak Drive** **Nashville, TN 37221**	**155 08 0B 048.00**

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 JEFFERSON BAKER 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of South Colony at Riverbend, Phase 1, of record in Plat Book 6900, page 271, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen B. Lee, unmarried, by Warranty Deed dated July 15, 1999, from Kirt Alan Whitney and wife, Sherri D. Whitney, of record in Book 11579, page 456 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 6224 Willow Oak Drive, Nashville, Davidson County, Tennessee 37221.

The legal description stated above has been taken from the prior 1999 Warranty Deed conveying the interest in said property to the Decedent. 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 Conley Lee, Co-Personal Representative

By: _____
Jefferson Baker Lee, Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Julia B. 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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