THIS INSTRUMENT WAS PREPARED BY:
John L. Whitfield, Jr., Esq.
Moody, Whitfield & Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205-1427
(615) 356-8130
(615) 356-8138 (fax)

The actual consideration of this transfer is none. T.C.A. § 67-4-409(a)(3)(d) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) provides the valuation oath is unnecessary since this deed is used to evidence distribution of the property to a beneficiary.

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)
Sean Martin
319 Starliner Court
Nashville, TN 37209

Send Tax Bills To:
Same

Map and Parcel Numbers
8DA 32942
Map 102-4
Par 3

Mildred Robertson, a widow, died on January 3, 2009 leaving a Will dated April 3, 2002. Edward A. Robertson having predeceased his wife on October 6, 1994. The Will was admitted to probate on March 18, 2009 in the Probate Court for Davidson County, Tennessee, Docket No. 09P307. The Will named Linda Gibson as the Alternate Executor and the Court made Linda Gibson Executor when Linda Ann Robertson declined the office. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being Receipt No. 441373355, a copy of which is attached as Exhibit A. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Mildred Robertson, Linda Gibson, Executor, quitclaims to Sean Martin, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 1034 on the Plan of Charlotte Park Subdivision, Section 13, as of record in Book 2900, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 1034 fronts 50.4 feet on the southeasterly side of Starliner Court and runs back between lines measuring 126.0 feet on the southwesterly line and 164.7 feet on the northeasterly line, to a dead line in the rear measuring 132.0 feet.

Being the same property conveyed to Edward A. Robertson (deceased) and wife, Mildred Robertson (deceased) by deed from James F. Dunn and wife, Lucy C. Dunn, of record in Book 4163, page 145, Register's Office for Davidson County, Tennessee.

This is improved property known as 319 Starliner Court, Nashville, Tennessee 37209.

BILL GARRETT, Davidson County
Trans:T20100013111 DEEDQC
Recvd: 03/04/10 14:41 2 pgs
Fees:12.00 Taxes:0.00
20100304-0016823

This transfer is by quitclaim and we make no warranties about the title.

WITNESS my hand in Nashville, Tennessee on this the 22nd day of February, 2010.

Estate of Mildred Robertson

By: Linda Gibson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William C Moody, a Notary Public in and for said County and State, the within named, Linda Gibson, Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of Feb, 2010.

Notary Public

My Commission Expires: 5-8-12

WILLIAM C. MOODY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE