BILL GARRETT, Davidson County
Trans:T20100017325 DEEDQC
Recvd: 03/24/10 15:25 4 pgs
Fees:22.00 Taxes:0.00
20100324-0022148

THIS INSTRUMENT PREPARED BY:
Thomas W. Shumate IV
222 Second Avenue North
Suite 340-M
Nashville, TN 37201

FROM: Thomas W. Shumate IV, Executor of
The Estate of Melba F. Shumate
Seventh Circuit Court for
Davidson County, Tennessee
Probate Division, No. 09P585
("GRANTOR")

TO: T.W. Shumate, Jr.
3212 Colby Drive
Nashville, TN 37211
("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
3212 Colby Drive Nashville, TN 37211	T.W. Shumate, Jr. 3212 Colby Drive Nashville, TN 37211	133030098.00

EXECUTOR'S QUITCLAIM DEED

Melba F. Shumate died on April 3, 2009, leaving a Will dated February 1, 2009. The Will was admitted to Probate on April 20, 2009 in the 7th Circuit Court, Davidson County, Tennessee, Docket No. 09P585. The Will named Thomas W. Shumate IV as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received bearing Receipt No. 441404713, a copy of which is attached as **Exhibit A**. The Executor, by signing this quitclaim 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 Melba F. Shumate, Thomas W. Shumate IV, Executor, quitclaims to T.W. Shumate, Jr., all right, title, and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Glencoe Acres, Section III, as of record in Book 2330, page 28, Register's Office for said County.

Said Lot No. 8 fronts 81 feet on the easterly side of Colby Drive and runs back on the northerly line 211.3 feet and on the southerly line 210.4 feel to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to T.W. Shumate, Jr. and wife, Melba J. Shumate, by deed from William Troy Holman and wife, Eleanor Frances Holman, of record in Book 2881, page 483, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2400, Page 459; Book 2881, Page 483, and also Plan of record in Book 2330, Page 28, Register's Office for Davidson County, Tennessee.

This is improved property known as 3212 Colby Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T.W. Shumate, Jr., and his heirs, successors and assigns, forever, in fee simple.

This transfer is by Quitclaim and Grantor makes no warranties about the title.

WITNESS my hand, this 24th day of March, 2010.

The Estate of Melba F. Shumate

Thomas W. Shumate IV, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared **Thomas W. Shumate IV**, duly authorized Executor of The Estate of Melba F. Shumate, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 24th day of March, 2010.

Notary Public

My Commission Expires: 3/10/12

AMY SANSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Quitclaim Deed is executed by an executor to implement a testamentary devise pursuant to T.C.A. § 67-4-409(a)(3)(D), so no valuation oath is necessary pursuant to T.C.A. § 67-4-409(a)(5). Out of an abundance of caution, however, Grantor hereby swears or affirms that to the best of his knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant

Subscribed and sworn to before me this 24th day of March, 2010.

Notary Public

My Commission Expires: 3/10/12

AMY SANSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

N0006801 1022397100212

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

February 16, 2010

SHUMATE MELBA J
ATTN: THOMAS W SHUMATE IV
959 GRAYBAR LN
NASHVILLE TN 37204-3803

Account Type:	INHERIT TX
Account No.:	441404713
Date of Death:	APRIL 3, 2009
County:	DAVIDSON
SSN:	XXX-XX-1941

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

SHUMATE MELBA J
ATTN: THOMAS W SHUMATE IV
959 GRAYBAR LN
NASHVILLE, TN 37204-3803

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