THIS INSTRUMENT WAS PREPARED BY:
Leroy J. Ellis, III
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20100036912 DEEDQC
Recvd: 06/17/10 11:33 2 pgs
Fees:12.00 Taxes:0.00
20100617-0047177

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rudolph McNeely **5005 Kentucky Avenue** **Nashville, TN 37209**	**SAME**	**91 - 7 - 231**

FOR THE SOLE PURPOSE of releasing and quitclaiming to RUDOLPH McNEELY any and all interest of the estate of JANICE LUCKETT WARNER in and to the real property hereinafter described., and for no monetary consideration, I, RUDOLPH McNEELY, Administrator of the Estate of JANICE LUCKETT WARNER, deceased, under Letters of Administration issued by the Probate Court of Davidson County, Tennessee, in Case No. 08P-1824, GRANTOR, by these presents do hereby quitclaim and convey unto RUDOLPH McNEELY, individually, unmarried, GRANTEE, his heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 910 and 912, Block 138 in Plan No. 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for said County.

SAID Lots front together 50 feet on the southerly side of Kentucky Avenue and runs back 150 feet between parallel lines to a 25 foot alley at the rear measuring 50 feet thereon.

BEING the same property conveyed to Janice Warner, unmarried, by deed of record in Instrument No. 20060512-0056159, Register's Office for Davidson County, Tennessee. Janice Luckett Warner died on March 18, 2008, a resident of Davidson County, Tennessee, intestate and unmarried, survived by her son, Rudolph McNeely, as her sole heir at law. Janet Luckett Warner was one and the same person as Janice Warner and Dorothy Janice Warner.

This is improved property, known as 5005 Kentucky Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following:

1. Deed of Trust securing the payment of a Promissory Note to Wells Fargo Bank, N.A. executed 3/28/06 by Janice Warner in the original principal sum of $140,000.00 as of record in Instrument No. 20060512-0056160, Register's Office for Davidson County, Tennessee.

2. Deed of Trust securing the payment of a Promissory Note to Fifth Third Bank, N.A. (Tennessee) executed 3/28/06 by Janice Warner in the original principal sum of $35,165.00 as of record in Instrument No. 20060512-0056161, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16 day of June, 2010.

RUDOLPH McNEELY, Administrator of
the Estate of Janice Luckett Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named RUDOLPH McNEELY, Administrator of the Estate of Janice Luckett Warner, the bargainor, with whom I am personally acquainted, or 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 Nashville, Tennessee, this 16 day of June, 2010.

Adrianne L Marianelli
NOTARY PUBLIC

My Commission Expires: 1/9/12

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, of this transfer is $ NONE.

Affiant

Sworn to and subscribed before me this 16 day of June, 2010.

Adrianne L Marianelli
NOTARY PUBLIC

My Commission Expires: 1/9/12

ADRIANNE L. MARIANELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ None
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17TH DAY OF June 20 10
Deputy Register