Bk 31-B
S+R
LRK

This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
424 Church Street, Suite 2000
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20100045126 DEEDWARR
Recvd: 07/23/10 10:50 3 pgs
Fees:17.00 Taxes:0.00
20100723-0057803

ADMINISTRATOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Janyne A. Steele 1809 Heiman Street Nashville, TN 37208	Same	Map 83-4 Parcel 147

WHEREAS, Joyce Blair (the "Decedent") died on October 19, 2009, intestate, and an Administrator was appointed on November 6, 2009, as File No. 09P-1687, in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee;

WHEREAS, Janyne A. Steele is the duly appointed Administrator (the "Administrator") of the Decedent's Estate (the "Estate"); and

WHEREAS, the Administrator desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Janyne A. Steele, the Decedent's sole heir-at-law in order to settle matters of the Estate;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Administrator does hereby transfer, and convey all of the Administrator's right, title and interest in the Property to Janyne A. Steele (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, her heirs, successors and assigns, forever; and the Administrator, does hereby transfer, assign, and set over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Administrator's warranties to the maximum extent that he can or should do as Administrator, but not further or otherwise.

IN WITNESS WHEREOF, the Administrator has executed this instrument to be effective as of the ___ day of July, 2010.

Janyne A. Steele, Administrator
Estate of Joyce Blair

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Janyne A. Steele, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is the Administrator of the Estate of Joyce Blair, deceased, and who further acknowledged that she, being authorized so to do, executed the within instrument for the purposes therein contained by signing her name as Administrator.

WITNESS my hand and official seal this 22 day of July, 2010.

LINDA R. KOON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Linda R. Koon
Notary Public

My Commission Expires: 3/3/14

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (3) (D).

Janyne A. Steele
Affiant

Subscribed and sworn to before me this 22 day of July, 2010.

Linda R. Koon
Notary Public

My Commission Expires: 3/3/14

LINDA R. KOON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

Land in the County of Davidson, State of Tennessee, and more particularly described as follows:

Beginning on the northwesterly margin of Pafford Drive, at the corner of Lots Nos. 97 and 98; thence with the line between said two lots northwestwardly 138 feet to a corner of Lot No. 96; thence with the line between lots Nos. 96 and 97; northeastwardly 132.18 feet to the southwesterly margin of McKennell Drive; thence with said Drive, southeastwardly 134.04 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.42 feet to the northwesterly margin of Pafford Drive; thence with said Drive southwestwardly 113.4 feet to the beginning.

Being the same property conveyed to Joyce S. Blair by deed from John H. Blair, Jr. of record in Book 10271, page 476, Register's Office for Davidson County, Tennessee.

This is improved property known as 2415 Pafford Drive, Nashville, Tennessee 37206.