Bk 31-B
S+R
LRK

BILL GARRETT, Davidson County
Trans:T20100045126 DEEDWARR
Recvd: 07/23/10 10:51 3 pgs
Fees:17.00 Taxes:0.00
20100723-0057805

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

ADMINISTRATOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Janyne A. Steele 1809 Heiman Street Nashville, TN 37208	Same	Map 81-16 Parcel 77

WHEREAS, Joyce Smith-Blair (aka Joyce Blair) (the "Decedent") died on October 19, 2009 without a will, 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 (which is a 50% undivided interest), 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 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:

Being the easterly 30 feet front and the easterly 45 feet rear and the southerly 96 feet, more or less, of Lot No. 170 on the Plan of McGavock and Wetmore and others 2nd Addition of record in Book No. 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 170 begins at the corner of a stone wall in the westerly margin of 12th Avenue North and the original easterly corner of said Lot No. 170; running thence with the westerly margin of 12th Avenue North, S 38 deg. 10' W, 30 feet to an iron pin; thence N 47 deg. W 95 feet, 4 inches to an iron pin; thence N 41 deg. 30' E, 45 feet to an iron pin in the easterly lot line of said Lot No. 170; thence with said easterly lot line S 36 deg. 15' E, 97 feet to the point of beginning, described according to a survey and plat made by Norris H. Hickerson, Surveyor, May 6, 1950.

Being the same property conveyed to Joyce Smith-Blair as to a 50% interest by deed from James L. Smith of record at Instrument No. 20050718-0082712, Register's Office for Davidson County, Tennessee.

This is improved property known as 1505 12th Avenue North, Nashville, Tennessee 37208.