EXECUTORS' QUITCLAIM DEED

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Margaret Butrum Davitt 207 Scotland Place Nashville, Tennessee 37205	New Owner	093-15-0-005.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Margaret Ann Davitt
Affiant Executor

Subscribed and sworn to before me, this the 23 day of August, 2010.

HEATHER R. CALVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/3/11
(Affix Seal)

My Commission Expires JAN. 3, 2011

BILL GARRETT, Davidson County
Trans:T20100053101 DEEDQC
Recvd: 08/26/10 10:46 3 pgs
Fees:17.00 Taxes:0.00
20100826-0067510

FOR GOOD AND VALUABLE CONSIDERATIONS, the receipt of which is hereby expressly acknowledged, and for the purpose of making a distribution pursuant to Item 3 of the Last Will and Testament of Ann Redding Butrum Tune, deceased, recorded as Docket No. 10P477 in the Probate Court for Davidson County, Tennessee, I, **Margaret Ann Davitt, Executor of the Estate of Ann Redding Butrum Tune, deceased,** (Grantor) do hereby quitclaim, transfer and convey unto **Margaret Butrum Davitt** (Grantee), her heirs and assigns, all of the right, title and interest of the said Ann Redding Butrum Tune, deceased, in and to the following described tract or parcel of land described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property located at: 723 4th Avenue South, Nashville, Tennessee 37210.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of August, 2010.

Margaret Ann Davitt Executor

MARGARET ANN DAVITT, EXECUTOR OF THE ESTATE OF ANN REDDING BUTRUM TUNE, DECEASED

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Heather R. Calvin, the undersigned, a Notary Public, in and for said State and County, Margaret Ann Davitt, Executor of the Estate of Ann Redding Butrum Tune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as Executor, but no further or otherwise.

Witness my hand and official seal at office, this the 13 day of August, 2010.

Notary Public

My commission expires: 1/3/11

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 3, 2011

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and being part of Lot 45 on the Barrow Grove Plan as recorded in Book "S", page 279, Register's Office for Davidson County, Tennessee.

Beginning at a P.K. nail in the westerly margin of Fourth Avenue, South and the northerly margin of Ash Street thence with the northerly margin of Ash Street, South 43 degrees, 04 minutes, 08 seconds West 128.82 feet to an iron pin in the northerly margin of Lafayette Street; Thence North 85 degrees, 29 minutes, 54 seconds, West 57.41 feet to an iron pin; thence North 45 degrees, 53 minutes, 18 seconds West 17.53 feet to an iron pin; Thence North 43 degrees, 54 minutes, 16 seconds, East 164.69 feet to an iron pin; Thence South 46 degrees, 33 minutes, 55 seconds, East 60 feet to the point of beginning, containing 9282.381 square feet or 0.213 acres. Pursuant to survey by Volunteer Surveying, David P. Blackman, RLS.

Being the same property conveyed to August Nickel from W.J.J. Yarbrough, et ux, of record in Book 481, page 96, Register's Office for Davidson County, Tennessee. August Nickel having died testate and devised by Will probated January 3, 1923, of record in Probate File Number 7610, to Clayanne Nickel for life and upon her death, to Emma Helen Nickel, Daisy Ida Nickel and Carrie Ursula Nickel, each a one-third (1/3rd), undivided interest with Emma Helen Nickel's interest being held in trust for life with the remainder to Daisy Ida Nickel and Carrie Ursula Nickel. Emma Helen Nickel deceased on October 1, 1956 (death Certificate no. 56-2247, Davidson County, Tennessee) leaving Daisy Ida Nickel and Carrie Ursula Nickel, now Carrie Ursula Nickel Tune, as owners of one-half (1/2) undivided interest each as tenants in common. Daisy Ida Nickel having died on April 13, 1979 (death certificate number 79-010359) a single woman, never married, without issue intestate leaving Carrie Ursula Nickel Tune her one-half (1/2) undivided interest as her sole, surviving heir.

Carrie Ursula Nickel Tune having died testate (Probate No. 67897) on the 16th day of July, 1979 in Nashville, County of Davidson, Tennessee, devising said property to William Nickel Tune, Walter C. Tune, Jr. and Douglas B. Tune each on undivided one-third (1/3rd) interest as tenants in common.

Walter C. Tune, Jr. having deeded his one-third (1/3rd) undivided interest as tenants in common to William Nickel Tune, by deed of record in Book 10373, page 250, Register's Office for Davidson County, Tennessee. William Nickel Tune having since died on July 22, 2001. Willo C. Tune, as Executor of the Estate of William Nickel Tune quitclaimed a two-thirds (2/3rd) undivided interest as tenants in common to Willo C. Tune, Trustee, of the Tune Joint Revocable Living Trust Agreement U/A/D May 5, 1994.

Douglas B. Tune having since died testate (Probate No. 93P613) leaving his one-third (1/3rd) undivided interest as tenants in common to his wife, Ann Butrum Tune a.k.a. Ann Redding Butrum Tune. Ann Redding Butrum Tune having since died testate on March 8, 2010 (Probate No. 10P477). Pursuant to the Last Will and Testament of Ann Redding Butrum Tune, Margaret Butrum Davitt was appointed Executor of the Estate of Ann Redding Butrum Tune. The said Margaret Butrum Davitt was unable at serve as Executor, therefore Margaret Ann Davitt was subsequently appointed as Executor of the Estate of Ann Redding Butrum Tune. Ann Redding Butrum Tune's sole surviving heir was Douglas B. Tune, Jr., who died on January 19, 2005 leaving Margaret Butrum Davitt as sole devisee under the Last Will and Testament of Ann Redding Butrum Tune.