BILL GARRETT, Davidson County
Trans:T20100058502 DEEDQC
Recvd: 09/17/10 08:33 3 pgs
Fees:17.00 Taxes:0.00
20100917-0073966

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

John Wayne Bailiff
AFFIANT

Subscribed and sworn to before me, this 17th day of July, 2010.

Suzanne Adams
Notary Public

My Commission Expires: 8-23-11

SUZANNE ADAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires August 23, 2011

ADDRESS NEW OWNERS:
Jimmy Edward Bailiff
306 Heritage Drive
Madison, TN 37115

SEND TAX BILLS TO:
Jimmy Edward Bailiff
306 Heritage Drive
Madison, TN 37115

MAP, GROUP AND PARCEL: **42 7 A 26 CO**

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ADMINISTRATOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, John Wayne Bailiff, Administrator for the Estate of JIMMY H. BAILIFF, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the estate of JIMMY H. BAILIFF was probated in the Probate Court of Davidson County, No. 10P68 on January 15, 2010, John Wayne Bailiff, was named Administrator of the Estate of JIMMY H. BAILIFF. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, John Wayne Bailiff, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to Jimmy H. Bailiff's three children in equal shares, Jimmy Edward Bailiff, Timothy Kestner and Joan Murdock and all of their heirs and assigns, such of their right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

BEING LOT NO. 26 on the Plan of Heritage Square, Phase One, a plat of which is of record in Plat Book 5200, Page 202 as revised Plat Book 5200, page 232, Register's Office for Davidson County, Tennessee, to which Reference is hereby made for further description of said property.

Being the same property conveyed to Jimmy H. Bailiff and wife, Vickie A. Bailiff, by warranty deed dated the 16th day of March, 1995, from Deborah L. Dickson of record in Book 9627, page 582, Register's Office for said County.

Being the same property conveyed to Jimmy H. Bailiff, by quitclaim deed dated 25th day of September, 1997 from Vickie A. Bailiff of record in Book 10630, Page 159, Register's Office for said County.

Countrywide Home Loans, Inc. Recorded Trust Deed Release 10/29/07, releasing mortgage of Countrywide Mortgage Co. On property at 306 Heritage Ct., Madison, TN 37115.

This is improved property known as 306 Heritage Court, Madison, TN, 37115.

This conveyance is subject to easements, restrictions, andset back lines of record applicable to said property.

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

WITNESS my hand this 11th day of ~~September~~ July, 2010.

John Wayne Bailiff

John Wayne Bailiff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, in and for said County and State, **John Wayne Baiiff** the within named 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 office this the 11th day of ~~September~~ July, 2010.

Suzanne Adams

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-23-11

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS OF ADMINISTRATION

10P68

TO JOHN WAYNE BAILIFF :

It appearing to the Court, that JIMMY H. BAILIFF, has died, and leaving no will, and the Court being satisfied as to your claim to the Administration , and you having given bond pursuant to Order, if required, and qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you:

THESE ARE THEREFORE to authorize and empower you to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, to deliver the residue thereof to those who are by law entitled.

WITNESS, Richard R. Rooker, Clerk of Probate Court, at my office, this January [illegible], 20[illegible]0

Richard R. Rooker, Clerk

D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of Letters of Administration, issued to JOHN WAYNE BAILIFF, as Administrator of the estate of JIMMY H. BAILIFF, deceased, and I do further certify that JOHN WAYNE BAILIFF is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the records filed in my office at Nashville, Tennessee.

WITNESS my hand and official seal, this 13th day of September, 2010

Richard R. Rooker, Clerk

D.C.