ADMINISTRATORS QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/17/10 10:20 4 pgs
Fees:22.00 Taxes:0.00
20100917-0074097

This Instrument Prepared by:
(Based upon information provided by Grantor)
Manson, Johnson, Stewart & Associates
1223 5th Avenue North
Nashville TN 37208
Phone No. 615.254.1600

MANSON JOHNSON, STEWART & ASSOCIATES

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
John Alvin Winters, Jr., et. Al. **1304 Old Hwy 109N** **Gallatin TN 37066**	**Same**	**13 DA-39825** **59-5-107**

John Alvin Winters, Sr., died on March 20, 2009, intestate in Davidson County, Tennessee. The Decedent's Estate was admitted to Probate on the 28th day of April, 2010, in Davidson County, bearing Probate Docket Number 09P-636. The court appointed, John Alvin Winters, Jr. As the Administrator of the Estate. The Administrator is duly qualified. All debts of the Decedent have been paid. In accordance with the provisions of intestate succession, the Administrator hereby quitclaims unto John Alvin Winters, Jr. and Eric L. Winters, the heirs at law of the decedent, a 100% interest, in the following described Real Estate in Davidson County, Tennessee:

Being Lot No. 17 on the plan of Buena Vista Estates, Section 2, of record in Book 3842, Page 257, Register's Office for said County.

Said Lot fronts 80 feet on the south side of Buenaview Boulevard and extends back 140.4 feet on the west line and 157.9 feet on the east line to a broken line in the rear and measures 86.9 feet thereon.

Being the same property conveyed to John Alvin Winters and wife, Catherine C. Winters by deed from H. Lynn Greer, Jr., Trustee of record in Book 4395, page 112, Register's Office for Davidson County Tennessee.

The said John Alvin Winters having since died and was predeceased by wife, Catherine C. Winters, with all right, title and interest in said property passing to his heirs at law namely, John Alvin Winters, Jr. and Eric L. Winters, as identified in that certain probate estate being of record in Docket No. 09P-636, Seventh Circuit Court of Davidson County Tennessee.

John Alvin Winters and John Alvin Winters, Sr. are one and the same person

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand this 7th September *day of* ~~July~~, *2010.*

THE ESTATE OF John Alvin Winters, Sr.

BY: John Alvin Winters Jr.

John Alvin Winters, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 0.00.

John A. Winters Jr.

AFFIANT

Notary Public

My Commission Expires: 9/18/12

CRISSY D. PURCELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, John Alvin Winters, Jr. , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executed the within instrument as the Administrator of the Estate of John Alvin Winters, Sr., and is authorized by the Estate of or by its constituent, the constituent being authorized by the holder, to execute this instrument on behalf of the Estate.

Witness my hand, at ~~office~~, this 7 Sept. day of ~~July~~, 2010.

Notary Public

My Commission Expires: 9/18/12

CRISSY D. PURCELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return Deed To:
Manson, Johnson, Stewart, & Associates
1223 5th Avenue North
Nashville TN 37208

Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Tiara Ford**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiara Ford

My Commission Expires: _____

TIARA D. FORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013