BILL GARRETT, Davidson County
Trans:T20100063484 DEEDWARR
Recvd: 10/06/10 15:46 3 pgs
Fees:17.00 Taxes:0.00
20101006-0080214

Box 31-B
SJR
LRK

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, as Guardian 2415 Pafford Drive Nashville, TN 37206	Same	Map 81-07 Parcel 51

WHEREAS, Jenise Renee Smith (the "Decedent") died on June 24, 2009, and her Last Will and Testament (the "Will") was probated and an Administrator, c.t.a.. was appointed on December 2, 2009, as File No. 09P-1722, in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee;

WHEREAS, Janyne A. Steele is the duly appointed Administrator, c.t.a. (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, as Guardian for Ayanna Spaulding, a minor, the Decedent's sole beneficiary under the Will 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, as Guardian for Ayanna Spaulding, a minor (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 6th day of October, 2010.

Janyne A. Steele
Administrator, c.t.a.
Estate of Jenise Renee Smith

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, c.t.a. of the Estate of Jenise Renee Smith, 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 C.T.A.

WITNESS my hand and official seal this 6th day of October, 2010.

Kim C. Engelman
Notary Public

My Commission Expires: 3/10/2012

KIM C. ENGELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kim C. Engelman
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

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 6th day of October, 2010.

Kim C. Engelman
Notary Public

My Commission Expires: 3/10/2012

KIM C. ENGELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kim C. Engelman
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

EXHIBIT A

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

Being Lot No. 9 in A. Y. Stevens' Subdivision of Lot No. 16 of Owen's Buena Vista Plan, as of record in Book 57, page 129, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Jenise Renee Smith by deed from Joyce Smith-Blair and James L. Smith of record at Instrument No. 20050718-0082711, Register's Office for Davidson County, Tennessee.

This is improved property known as 2020 15th Avenue North, Nashville, Tennessee 37208.