Prepared by:

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BILL GARRETT, Davidson County
Trans:T20100070289 DEEDQC
Recvd: 11/04/10 15:40 3 pgs
Fees:17.00 Taxes:0.00
20101104-0088695

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNERS:	SEND TAX BILLS TO:	PARCEL I.D.
Susan Sasser & Sarah Ashley **c/o 2705 Larmon Avenue** **Nashville, TN 37204**	**(SAME)**	**118 07 0 002.00**

MORGAN JONES (hereinafter referred to as the "Decedent") died on January 10, 2009, leaving a Last Will and Testament dated April 6, 2004. The Last Will and Testament was admitted to probate on April 6, 2009, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 09P-508. The Personal Representative, Robert P. Ziegler, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROBERT P. ZIEGLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF MORGAN JONES (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto SUSAN ELIZABETH JONES SASSER and SARAH WHITNEY JONES ASHLEY (hereinafter referred to as "Grantees"), their successors and assigns, as tenants in common, a one-half (1/2) undivided interest each in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 42 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.

Beginning at a point in the west margin of Larmon Avenue at the corner of Lots Nos. 42 and 43; thence with the line between said lots, westerly 263.4 feet to a point; thence northerly 95.8 feet to the south margin of Berry Road; thence with the margin of the same, easterly 225.8 feet to the beginning or a curve; thence around said curve, southeasterly 39.3 feet to the margin of Larmon Avenue; thence with the margin of the same southerly 69.9 feet to the beginning.

Being the same property conveyed to Morgan Jones, Decedent herein, by Warranty Deed dated March 14, 1997, from Clara H. Adams, a single widow, of record in Book 10381, page 942 in the Offices of the Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to 2010 taxes, prorated, and assumed by the Grantees; all matters as shown on the plan of record in Book 1835, page 24; easement of record in Book 4611, page 116 and any other easements located on the property; and to parties in possession.

This is improved property know as 2701 Larmon Avenue, Nashville, Tennessee 37204.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 2 day of November, 2010.

ESTATE OF MORGAN JONES-GRANTOR

By: _____
Robert P. Ziegler, Personal Representative

I, SARAH S. JONES, hereby join in this instrument for the purpose of relinquishing any and all marital and/or homestead rights in and to said property which I may or might have as spouse of the Decedent.

Sarah S. Jones

Sarah S. Jones, Spouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura J Martin, a Notary Public of this County, ROBERT P. ZIEGLER, 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 is the Personal Representative of the Estate of Morgan Jones and that he executed the within instrument for the purposes therein contained for and on behalf of said Estate.

WITNESS MY HAND, at office, this 2 day of November 2010.

Laura J Martin

Notary Public

My Commission Expires: 3-4-13

LAURA J. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Joseph W Gibbs, a Notary Public, in and for said State and County, SARAH S. JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this the 15 day of September 2010.

Joseph W Gibbs

Notary Public

My Commission Expires: 7-03-2012

JOSEPH W. GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).