Prepared by:

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Recvd: 11/04/10 15:40 3 pgs
Fees:17.00 Taxes:0.00
20101104-0088696

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNERS:	SEND TAX BILLS TO:	PARCEL I.D.
Sarah S. Jones **2705 Larmon Avenue** **Nashville, TN 37204**	**(SAME)**	**118 07 0 004.00**

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 SARAH S. JONES (hereinafter referred to as "Grantee"), her successors and assigns, in fee simple ownership all of its ownership in and to the following described property located in Davidson County, Tennessee, to-wit:

> Being Lot No. 44 on the plan of Berrywood as of record in Book 1835 at page 24 in the Register's Office for said County.

Being the same property conveyed to Morgan Jones, Decedent herein, by Warranty Deed dated January 31, 1986, from Cordell E. Smith and wife, Virginia W. Smith, of record in Book 6775, page 848 in the Offices of the Register of Deeds for Davidson County, Tennessee.

This conveyance is made subject to (a) property taxes for 2010 which have been prorated which Grantee will pay, (b) the T.V.A. easement recorded in Book 1196 at page 128 in said Register's Office and the matters shown on said plan, and the easement recorded in Book 4614 at page 673 in said Register's Office.

This is improved property known as 2705 Larmon Drive, 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, Spouse

#522598

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: 3-4-2013

LAURA J. MARTIN NOTARY PUBLIC STATE OF TENNESSEE 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 NOTARY PUBLIC STATE OF TENNESSEE 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).

#522598