BILL GARRETT, Davidson County
Trans:T20100071770 DEEDQC
Recvd: 11/12/10 12:00 3 pgs
Fees:17.00 Taxes:0.00
20101112-0090733

This Instrument Prepared by:
MARTIN A. KOOPERMAN
DUZANE, KOOPERMAN & MONDELLI
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE CO-EXECUTORS OF THE ESTATE OF MARTHA TEAL SARTAIN

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO.
Ms. Evelyn McClendon 3440 New Towne Rd. Antioch, TN 37013	Same	090 08 0 092.00

MARTHA SARTAIN died on February 11th, 2010, leaving a Will dated August 24th, 1987. The Will was admitted to probate on March 25th, 2010, in the Probate Court for Davidson County, Tennessee, Docket No. 10P-482. The Will named Shirley S. Kemp (Bates) as Executrix, but she declined to serve. The Co-Executors of the estate are Evelyn McClendon and Louis L. Sartain, Jr. and they are duly qualified. All debts of the decedent have been paid. The inheritance tax clearance has been received, being Account No. 441489954, a copy of which is attached as Exhibit A. The Co-Executors, by signing this Quit Claim Deed, releases any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the Will of Martha Sartain, Evelyn McClendon and Louis L. Sartain, Jr. quit claims to Evelyn McClendon all right, title and interest in the following described real estate in Davidson County, Tennessee:

> BEING Lot No. 6 on the Map of the Re-Subdivision of Lot No. 57 and other lots in West Nashville Annex, of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 6 fronts 50 feet on the west side of James Avenue and runs back between parallel lines 216 feet, more or less, to an alley.
>
> BEING the same property conveyed to Louis L. Sartain and wife, Martha Lee Sartain, by Warranty Deed from Aubrey D. Sartain and wife, Elsie B. Sartain, and of record in Book 1973, Page 1, Register's Office for Davidson County,

Tennessee, the said Louis L. Sartain having predeceased Martha Lee Sartain on September 1st, 1988.

THIS is improved property known as 609 James Avenue, Nashville, TN 37209.

WITNESS our hands this 10th day of November, 2010.

Evelyn McClendon
EVELYN McCLENDON,
Co-Executor of the Estate of
Martha Sartain

Louis L. Sartain Jr.
LOUIS L. SARTAIN, JR.
Co-Executor of the Estate of
Martha Sartain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Co-Executors, Evelyn McClendon and Louis L. Sartain, Jr., with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they are the Co-Executors of the Estate of Martha Sartain, and that as such Co-Executors, they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2010.

Martin A. Koopersman
NOTARY PUBLIC AT LARGE
My Commission Expires:

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

Evelyn McClendon
AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of November, 2010.

Martin A. Koopersman
NOTARY PUBLIC
My Commission Expires:

N0019001

6925224101022

DAVIDSON COUNTY PROBATE COURT
DOCKET NO: 10P-482

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

October 25, 2010

ESTATE OF MARTHA T SARTAIN
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE TN 37206-4211

Account Type:	INHERIT TX
Account No.:	441489954
Date of Death:	February 11, 2010
County:	DAVIDSON
SSN:	XXX-XX-6651

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF MARTHA T SARTAIN
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE, TN 37206-4211

October 25, 2010

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