BILL GARRETT, Davidson County
Trans:T20110001469 DEEDQC
Recvd: 01/06/11 15:47 3 pgs
Fees:17.00 Taxes:0.00
20110106-0001980

Prepared by:
Alan B. Wright
214 Second Avenue North
Suite 300
Nashville, Tennessee 37201

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Susan H. Hash Philip D. Hargis 500 Bobby Drive. Franklin, TN 37069	Philip D. Hargis 500 Bobby Drive Franklin, TN 37069	Map 117-020C Parcel 00800C0

WHEREAS, Paul A. Hargis died on January 18, 2009, leaving a Last Will and Testament dated August 28, 1995, said Last Will and Testament being admitted to probate on February 12, 2009 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-226; and

WHEREAS, the Administrator C.T.A., Alan B. Wright, is duly qualified and makes this conveyance and transfer pursuant to the terms and authority of said Last Will and Testament of Paul A. Hargis;

THEREFORE, IN CONSIDERATION of the provisions of said Last Will and Testament of Paul A. Hargis, and such other consideration, the receipt of which is hereby acknowledged, Alan B. Wright, Administrator C.T.A. (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey and transfer unto Susan Hargis Hash, a one-half (1/2) undivided interest, and to Philip D. Hargis, a one-half (1/2) undivided interest, their heirs and assigns, all of Grantor's right, title, and interest in and to certain real property (the "Property") located in Davidson County, Tennessee, (and more

particularly described herein below) as follows:

Description of the Property

Being a certain condominium apartment in Davidson County, Tennessee, being known as Unit No. 8 and Carport designated 8A, Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee more fully described on Exhibit A attached hereto and by reference incorporated herein.

The legal description and state of the title have been furnished to the Grantor from the record and the Grantor disclaims any liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties as to the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 30 day of December, 2010..

ESTATE OF PAUL A. HARGIS, Grantor

By: Alan B. Wright, Administrator C.T.A.

Alan B. Wright, Administrator C.T.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Shantel N Agnew, a Notary Public of this County, Alan B. Wright 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 Administrator C.T.A. of the Estate of Paul A. Hargis 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 30th day of December 2010.

Notary Public
My Commission Expires

SHANTEEN N. AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

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

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being known as Unit No. 8 and Carport designated 8A, Regency park of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Paul A. Hargis and wife, Nadine Hargis by warranty deed from Gary W. Duncan and wife, Carol Ann Robinson Duncan of record in Book 7327, page 156, Register's Office for Davidson County, Tennessee. Nadine Hargis died leaving Paul A. Hargis the surviving tenant by the entirety. Paul A. Hargis is now deceased. Paul A. Hargis died testate on January 18, 2009, and the Last Will and Testatment of Paul A. Hargis is of record as No. 09P-226, Probate Court Clerk's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

Term, conditions, easements, rights and liens as set forth in the Master Deed of Regency Park Condominiums, (TCA 66-27-01 et seq) of record in Book 3815, page 788 and the By-Laws of record in book 3815, page 788, Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 842, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, Instrument No. 20031029-0159210 and 20050531-0060994, said Register's Office.

All matters as shown on the Plan of record in Book 3700, page 111 and 112 , said Register's Office.

The lien for any unpaid and/or special assessments levied pursuant to the terms of the Master Deed as set forth above.

Rights of others in and to the common elements and/or areas.

Subject to Water Main Easement of record in BOOK 3593, page 348 and Book 3943, page 821, said Register's Office.

Subject to Sewer and Drainage Easement of record in Book 4067, page 947, said Register's Office.

Subject to Charter of Regency Park Homeowners Association of record in 'Book 8129, page 118 and Book 8500, page 717, said Register's Office.

Repurchase and Option Agreement of record in Book 3907, page 839 and Book 7401, page 909, said Register's Office.