PICK-UP

BILL GARRETT, Davidson County
Trans:T20110022564 DEEDQC
Recvd: 04/18/11 09:11 3 pgs
Fees:17.00 Taxes:0.00

20110418-0029536

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00 .

STATE OF TENNESSEE
COUNTY OF DAVIDSON
SUB THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS AY OF
$ 0.00
Emily Rychen Adams
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18 DAY OF April 20 11
MY
Brenda Weiss
Deputy Registor

THIS INSTRUMENT PREPARED BY
JAMES G. STRANCH, BRANSTETTER, STRANCH & JENNINGS, PLLC, 227 Second Avenue North, Fourth Floor, Nashville, TN 37201

NAME & ADDRESS OF NEW PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	TAX INFORMATION
(NAME) **EMILY RYCHEN ADAMS**	(NAME) **Same**	Map 84-14 Parcel 121
(STREET ADDRESS OR ROUTE NO.) **221 Amherst Drive**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **Nashville, Tennessee 37214**	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into this 13th day of April, 2011, by and between Emily Rychen Adams, Executrix of the Estate of David Arthur Adams ("Grantor") and Emily Rychen Adams ("Grantee").

FOR AND IN CONSIDERATION of the sum of ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns all of Grantor's right, title, and interest in and to the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 104 of the map of Walnut Grove Subdivision as shown on the plan of said subdivision of record in Plat Book 2133, page 87, Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

SAID Lot No. 104 fronts 75 feet on the easterly side of Amherst Drive and runs back between parallel lines 155 feet to a dead line.

BEING the same property conveyed David Arthur Adams and then wife, Virginia Harris Adams, by Deed from Don B. Tolbert, and wife, Donna V. Tolbert, of record in Book 4651, Page 438, Register's Office, Davidson County, Tennessee.

BEING the same property covered by a Deed of Trust from David Arthur Adams to Stephen Douglas Kane, Trustee for Virginia Harris Adams in Book 5437, Page 584, Register's Office, Davidson County, Tennessee. The Deed of Trust attaches an Order from the Third Circuit Court, Davidson County, Tennessee, transferring Virginia Harris Adams' interest in the property to David Arthur Adams.

BEING the same property that the Third Circuit Court for Davidson County in the case of Virginia Harris Adams v. David Arthur Adams, Docket No. 94442, divested all rights, title, and interest in the said real property from Virginia Harris Adams to David Arthur Adams so that he would have clear title of record in Book 8306, Page 723, Register's Office, Davidson County, Tennessee.

David Arthur Adams, deceased, died on August 16, 2009, leaving Emily Rychen Adams as the sole heir and legatee of his estate. Emily Rychen Adams, having qualified as Executrix of the Estate of David Arthur Adams (Seventh Circuit Court of Davidson County, Probate Division Case No. 09P-1876), prepares this Quitclaim Deed clarifying clear title in fee simple to the property.

This being improved property located at 221 Amherst, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

Emily Rychen Adams
Executrix of Estate of David Arthur Adams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Rychen Adams, Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of April, 2011.

Lisa M. Casey
Notary Public

My Commission Expires:

10-28-12

LISA M. CASEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 28, 2012