BILL GARRETT, Davidson County
Trans:T20110064401 DEEDQC
Recvd: 10/14/11 13:43 4 pgs
Fees:22.00 Taxes:0.00
20111014-0080151

This instrument prepared by:
Joseph W. Spencer, Esq.
3833 New Hwy. 96 W.
Franklin, Tn. 37064

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers
James D. Petrucelli 320 Old Hickory Blvd. #3003 Nashville, Tn. 37221	Evelyn P. Spencer 3833 New Hwy. 96 W. Franklin, Tn. 37064	103150B11500C0
Evelyn P. Spencer 3833 New Hwy. 96 W. Franklin, Tn. 37064		
John Petrucelli 211 Hillwood Blvd. Nashville, Tn. 37205		

ADMINISTRATRIX'S QUITCLAIM DEED

WHEREAS, Evelyn Jones Petrucelli died testate on June 26, 1984, leaving a Last Will and Testament dated April 3, 1984, which has been probated, Probate Number 75348, and is properly recorded in Will Book 148, Page 555, Probate Court Clerk's Office for Davidson County, Tennessee(the "Will"); and

WHEREAS, Evelyn Petrucelli Spencer duly qualified as the Administratrix of the Estate of Evelyn Jones Petrucelli; and

WHEREAS, Evelyn Jones Petrucelli owned the real property described below at the time of her death (the "Property"); and

WHEREAS, the Will directs that the real property described below be distributed to James D. Petrucelli, Evelyn Petrucelli Spencer, and John Petrucelli in equal shares.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the Will, Evelyn Petrucelli Spencer, as Administratrix of the Estate of Evelyn Jones Petrucelli, and not further or otherwise, hereby quitclaims and conveys to James D. Petrucelli, Evelyn Petrucelli Spencer, and John Petrucelli, their heirs and assigns, all of her right, title and interest as Administratrix of the Estate of Evelyn Jones Petrucelli in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

Unit No. 115 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being part of the same property conveyed to Lions Head Associates, a partnership composed of Nelson C. Andrews and David K. Wilson, by deed from Lions Head Apartment, a Tennessee limited partnership, by deed of record in Book 5287, page 556, said Register's Office, the partnership interests of Nelson C. Andrews and David K. Wilson having since been assigned to Andrews Properties, Inc. and Cherokee Properties, Inc., respectively.

Being the same property conveyed to Evelyn Jones Petrucelli by deed of record recorded in Book 5428, Page 317, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

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

This is improved property located at 4487 Post Place, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 7th day of October, 2011.

Evelyn P. Spencer

Evelyn Petrucelli Spencer, as Administratrix of the Estate of Evelyn Jones Petrucelli, and not further or otherwise

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County, aforesaid, Evelyn Petrucelli Spencer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Administratrix of the Estate of Evelyn Jones Petrucelli for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2011.

Carol Edwards
Notary Public

CAROL EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

6-24-2013

We, James D. Petrucelli, Evelyn Petrucelli Spencer, and John Petrucelli are the sole heirs of Evelyn Jones Petrucelli and the named beneficiaries in the Last Will and Testament of Evelyn Jones Petrucelli. We hereby attest to the statements contained in the above deed.

James D. Petrucelli

Evelyn Petrucelli Spencer

John Petrucelli

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County, aforesaid, James D. Petrucelli, Evelyn Petrucelli Spencer, and John Petrucelli, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the above statement for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2011.

Carol Edwards
Notary Public

My Commission Expires:
6-24-2013

CAROL EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Evelyn Petrucelli Spencer
Affiant

Subscribed and sworn to
before me this 7th
day of 2011, 2011.

Carol Edwards
Notary Public

CAROL EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
6-24-2013