BILL GARRETT, Davidson County
Trans:T20110064401 DEEDQC
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Fees:22.00 Taxes:0.00
20111014-0080153

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	092-12-0 203.00
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:

Being the easterly 3 feet of Lot No. 312 and all of Lot No. 313 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 312 fronts 3 feet on the northerly side of State Street, and extends back between lines, 170 feet to an alley.

Said Lot No. 313 fronts 50 feet on the northerly side of State Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Felice Petrucelli and wife, Evelyn J. Petrucelli, by deed from Seymour Goodman and wife, as of record in Book 4036, page 485, Register's Office for Davidson County, Tennessee.

Felice Petrucelli predeceased Evelyn J. Petrucelli on June 22, 1977. Evelyn J. Petrucelli thereby became sole owner of the above described property by right of survivorship.

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 1626 State Street, Nashville, Tennessee.

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

Evelyn Petrucelli 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 Felice Petrucelli and 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

James D. Petrucelli

Evelyn Petrucelli Spencer

Evelyn Petrucelli Spencer

John Petrucelli

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

CAROL EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

6-24-2013

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 October, 2011.

Carol Edwards
Notary Public

CAROL EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

6-24-2013