THIS INSTRUMENT PREPARED BY:

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STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 2ND day of NOVEMBER, 2011.

Notary Public

My Commission Expires: May 3, 2021

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

BILL GARRETT, Davidson County
Trans:T20110070393 DEEDQC
Recvd: 11/08/11 08:25 3 pgs
Fees:17.00 Taxes:0.00
20111108-0087116

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Mr. James Hagan P.O. Box 210632 Nashville, TN 37221-0632	-SAME-	115 02 0 003.00

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Charles B. Burnette, III, Administrator, C.T.A. of the Estate of Geraldine Lamb Hagan, deceased (the "decedent"), who died on November 29, 2009, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee on February 26, 2010, and recorded under Docket No. 10P-319 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby releases, remises and quitclaims unto James Franklin Hagan and Marcia Hagan Burnette, as

tenants in common, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

After this conveyance, James Franklin Hagan and Marcia Hagan Burnette will each own an undivided 50% tenant in common interest in the subject property.

WITNESS my hand hands this 2 day of Nov., 2011.

Charles B. Burnette, III, Administrator C.T.A.

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles B. Burnette, III, Administrator C.T.A., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2ND day of November, 2011.

Notary Public

My Commission Expires: May 3, 2021

ELIZABETH C. GAULT NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of Brook Mead Addition, Section One, as of record in Book 2663, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 5 fronts 108 feet on the easterly side of Downey Drive and runs back between lines 255.2 feet on the northerly side and 265 feet on the southerly side, to the center line of a creek and measuring 110 feet more or less thereon.

Being the same property conveyed to N. Taylor Hagan and wife, Geraldine L. Hagan, by deed from John B. Downey of record in Book 2875, page 447, Register's Office for Davidson County, Tennessee.

N. Taylor Hagan predeceased Geraldine L. Hagan on October 10, 1993. Geraldine L. Hagan subsequently died on November 29, 2009 and devised her entire interest in the subject property to James Franklin Hagan and Marcia Hagan Burnette, in equal shares, by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on February 26, 2010 under Docket No. 10P-319.

This is improved property known as 1010 Downey Drive, Nashville, Tennessee 37205.