Prepared by:

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102 Blackburn Avenue

BILL GARRETT, Davidson County
Trans:T20110082438 DEEDQC
Recvd: 12/29/11 11:12 3 pgs
Fees:17.00 Taxes:0.00
20111229-0101784

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
John Boyers Breinig Family Trust Non-Qualified Share c/o Mary Lawrence Breinig and Anne Lawrence Breinig Gilmour, Co-Trustees 102 Blackburn Avenue Nashville, TN 37205	**Mary L. Breinig 102 Blackburn Avenue Nashville, TN 37205**	**Map – 130-06 Parcel – 1.00**

John Boyers Breinig (hereinafter referred to as the "Decedent") died on July 19, 2010, leaving a Last Will and Testament dated May 20, 2010. The Last Will and Testament was admitted to probate on August 10, 2010 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 10P-1235. The Personal Representative, MARY LAWRENCE BREINIG, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MARY LAWRENCE BREINIG, Personal Representative of the Estate of John Boyers Breinig (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto MARY LAWRENCE BREINIG and ANNE LAWRENCE BREINIG GILMOUR, the CO-TRUSTEES of the JOHN BOYERS BREINIG FAMILY TRUST NON-QUALIFIED SHARE (hereinafter referred to as "Grantee"), its successors and assigns,

any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Being Lots Nos. 73 and 74 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's office for said County.
>
> Said Lot No. 73 fronts 60 feet on the southerly side of Blackburn Avenue and runs back 190 feet on the westerly line and 190.8 feet on the easterly line to the northerly line of Lot No. 11.
>
> Said Lot No. 74 fronts 62.2 feet on the southerly side of Blackburn Avenue and runs back 190.8 feet on the westerly line and 203.8 feet on the easterly line to the northerly line of Lot No. 10, measuring 60 feet thereon, and is bound on the east by Lot No. 75, which is marked on said plan as a private park for exclusive use of owners of Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 74, 76 and 101.
>
> Being the same property conveyed to John B. Breinig in fee simple by Quitclaim Deed dated January 5, 2010, from Mary L. Breinig of record as Instrument Number 20100125-006404 in the Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 102 Blackburn Avenue, Nashville, Davidson County, Tennessee 37205.**

The legal description stated above has been taken from the prior Warranty/Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 27th day of December, 2011.

ESTATE OF JOHN BOYERS BREINIG-GRANTOR

By: Mary Lawrence Breinig, Personal Representative
Mary Lawrence Breinig,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, MARY LAWRENCE BREINIG, 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 is the Personal Representative of the Estate of John Boyers Breinig and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 27th day of December, 2011.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 5, 2012

Tommy C. Estes
Notary Public
My Commission Expires: 06-05-12

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