Prepared by:

Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

2401 Branch Street

BILL GARRETT, Davidson County
Trans:T20120008417 DEEDQC
Recvd: 02/03/12 10:23 3 pgs
Fees:17.00 Taxes:0.00
20120203-0009912

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
Bobbie Sue Hastings Qualified Marital Trust c/o Bobbie Sue Hastings, Connie Lynn Hughes, and Cynthia Ann Henry, Co-Trustees 191 Bayshore Drive Hendersonville, TN 37075	(SAME)	07211007800

FRANK L. HASTINGS (hereinafter referred to as the "Decedent") died on May 6, 2004, leaving a Last Will and Testament dated April 20, 1994 and a First Codicil to that Last Will and Testament dated March 25, 2000. The Last Will and Testament and First Codicil to that Last Will and Testament were admitted to probate on September 28, 2004, in the Chancery Court, Probate Division, for Sumner County, Tennessee, and assigned the case number 2004P-350. The Personal Representative, BOBBIE SUE HASTINGS, 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, BOBBIE SUE HASTINGS, Personal Representative of the Estate of FRANK L. HASTINGS (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto BOBBIE SUE HASTINGS, CONNIE LYNN HUGHES and CYNTHIA ANN HENRY, CO-TRUSTEES of the BOBBIE SUE HASTINGS QUALIFIED MARITAL TRUST

created under the Last Will and Testament of Frank L. Hastings (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Glenmeade Subdivision of record in Book 974, Page 32, Register's Office of said County.
>
> Said Lot No. 38 fronts 43 feet on the easterly side of Branch Street, formerly McKinny Avenue, and runs back between lines 150 feet, more or less, on the southerly line, along the margin of Litton Avenue, said line being a broken line and 150 feet on the northerly line, to dead line in the rear, measuring 38.5 feet thereon.
>
> BEING the same property conveyed to Frank L. Hastings by deed from William E. Hawkins, et ux, Billie Ruth Hawkins, of record in Book 8815, Page 279, said Register's office.

This property is known as 2401 Branch Street, in Davidson County, Nashville, Tennessee 37216.

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 Jan., 2012 ~~2011.~~

ESTATE OF FRANK L. HASTINGS, GRANTOR

By: Bobbie Sue Hastings
BOBBIE SUE HASTINGS,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me Kyle Townsend, a Notary Public of this County, BOBBIE SUE HASTINGS, 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 FRANK L. HASTINGS 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 Jan., ~~2011.~~ 2012

KYLE TOWNSEND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 03/28/2015

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

BOBBIE SUE HASTINGS
QUALIFIED MARITAL TRUST-Grantee

Bobbie Sue Hastings
BOBBIE SUE HASTINGS, Co-Trustee

Connie L. Hughes
CONNIE LYNN HUGHES, Co-Trustee

Cynthia Ann Henry
CYNTHIA ANN HENRY, Co-Trustee

Sworn and subscribed to before me this 27th **day of** Jan., ~~2011.~~ 2012

KYLE TOWNSEND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 03/28/2015

Notary Public