BILL GARRETT, Davidson County
Trans:T20120011404 DEEDQC
Recvd: 02/15/12 13:06 3 pgs
Fees:17.00 Taxes:0.00

20120215-0013388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Teresa Kenney

Teresa Kenney, Administrator a.t.a.

Subscribed and sworn to before me on this 7 day of February 2012.

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 11-4-13

NOTARY PUBLIC
My commission expires: _____

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 Gallatin Pike North, Ste. 309
Madison, TN 37115

Address New Owners:	Send Tax Bills To:	Parcel Identification:
Teresa Kenney, ADMINISTRATOR ~~Francis Burton~~ 4541 Raccoon Trail Hermitage, TN 37076	Same	107 14 0 058.00

QUITCLAIM DEED

Howard Burton a/k/a Howard W. Burton died on March 5, 2005. He died without a Will. At the time of his death, he was married to Mary Burton a/k/a Mary Etta Burton.

During their marriage they purchased a house and lot in Davidson County, Tennessee, at 900 Goodbar Drive, Nashville, TN 38217, (Map and parcel 107 14 0 058.00). They purchased this house and lot as tenants by the entirety. When he died, she received his interest in this house and lot as his surviving spouse.

Mary Burton a/k/a Mary Etta Burton died intestate on November 23, 2008. Her only heir-at-law was her sister, Helen L. Miles. On March 4, 2009, Helen L. Miles filed a Petition for Letters of Administration. On September 11, 2009, the Seventh Circuit Court for Davidson County, Tennessee, entered an Order appointing Helen L. Miles as the Personal Representative of the Estate of Mary Etta Burton. The case number of this Estate was 09P-338.

Before Helen L. Miles could complete her duties as Personal Representative, she died on February 26, 2010. She left a Last Will and Testament bearing the date January 14, 2009. The named beneficiaries under her Will were Teresa Kenney and Francis Burton. Her Will was

admitted to probate on December 10, 2010 in the Seventh Circuit Court for Davidson County, Tennessee. The case number of this Estate was 10P-1826. The appointed Executrix of the Estate of Helen Miles was Teresa Kenney. The Seventh Circuit Court then entered an Order appointing the same Teresa Kenney as the Administrator c.t.a. of the Estate of Mary Etta Burton.

Teresa Kenney, as the Administrator c.t.a. of the Estate of Mary Etta Burton, is duly qualified to execute this Quitclaim Deed. By signing this Deed, she releases any right the Administrator c.t.a. has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of intestate succession, Teresa Kenney, Administrator c.t.a. of the Estate of Mary Etta Burton, quitclaims to the Estate of Helen Miles, the sole beneficiary and devisee of the Estate of Mary Etta Burton, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 149 on the Map of Miro Meadows as of record in Book 1424, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 is described as follows: Beginning at a point in the easterly margin of Goodbar Drive, at the corner of Lots Nos. 148 and 149; thence with the line between said lots, easterly 142.8 feet to the west line of Lot No. 150; thence with the line between Lots Nos. 149 and 150, northerly 74.4 feet to the south margin of Kipling Drive; thence with the margin of same, westerly 121.8 feet to the beginning of a curve; thence around said curve, southwesterly 31.42 feet to the east margin of Goodbar Drive; thence with the margin of the same, southerly 54.4 feet to the beginning.

BEING the same property conveyed to Howard Burton and wife, Mary Burton (a/k/a Mary Etta Burton), by warranty deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 2537, Page 127, Register's Office for said County; the said Howard Burton having since died and the said Mary Burton (a/k/a Mary Etta Burton) having since died.

This is improved property known as 900 Goodbar Drive, Nashville, TN 37217.

The description 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 transfer is by quitclaim and the Administrator c.t.a. makes no warranties about the title.

WITNESS my hand this 7 day of February 2012.

Estate of Mary Etta Burton

By: Teresa Kenney
Administrator c.t.a.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Teresa Kenney**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson, Tennessee, this 7 day of Feb, 2012.

NOTARY PUBLIC

My commission expires: _____

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 11-4-13