BILL GARRETT, Davidson County
Trans:T20120021422 DEEDQC
Recvd: 03/23/12 15:57 5 pgs
Fees:27.00 Taxes:0.00
20120323-0025105

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
131 Saundersville Road, Suite 130
Parkside Plaza One
Hendersonville, Tennessee 37075
615-822-8822

EXECUTOR'S DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Michael Andrew Litton 2636 Union Hill Road Joelton, TN 37080	SAME	Map 15 Parcel 158

Eva Arrington Litton (a/k/a Eva L. Litton) died on April 13, 2011, leaving a will dated February 19, 2011. The will was admitted to Probate on February 19, 2011 in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee at Nashville, Davidson County, Probate Division, Docket Number 11P-930. The will named Michael Andrew Litton as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance has been received, a copy of which is attached as Exhibit A. A Bureau of TennCare release has been received, a copy of which is attached as Exhibit B. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the will of Eva Arrington Litton (a/k/a Eva L. Litton), Michael Andrew Litton, Executor, quitclaims to Michael Andrew Litton, all right, title and interest in the following described real estate in Davidson County, Tennessee.

Being Lot No. 6 and Reserved Parcel "A" on the Plan of Homestead Acres as of record in Book 3842, Page 213, Register's Office for said County, described together as follows:

Said lot and reserved parcel front 137.87 feet on the northwesterly margin of Union Hill Road and extends back 377.63 feet on the northeasterly margin of reserved parcel "A" and 421.26 feet on the southwesterly margin of Lot No. 6 to a dead line in the rear on which they measure 131.13 feet.

Being the same property conveyed to Eva L. Litton by deed record in Deed Book 7308 at Page 329, Register's Office for Davidson County, Tennessee.

This transfer is by Quitclaim and we make no warranties about the title. Said property is conveyed subject to such limitations and encumbrances as may affect the property.

This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of MARCH, 2012.

Estate of Eva Arrington Litton
(a/k/a Eva L. Litton)

By: _____
Michael Andrew Litton, Executor

STATE OF California)
COUNTY OF Orange)

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me, this 5th **day of** March **, 2012.**

_____
NOTARY PUBLIC

My Commission Expires: Oct 15, 2014

NGOC-GIAO NGUYEN
COMM. # 1908284
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Oct. 15, 2014

STATE OF California)
COUNTY OF Orange)

Personally appeared before me, Ngoc-Giao Nguyen, a Notary Public in and for said County and State, **Michael Andrew Litton, Executor for the Estate of Eva Arrington Litton (a/k/a Eva L. Litton),** the maker herein named, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in California, Orange County, _____, this 5th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: Oct 15, 2014

NGOC-GIAO NGUYEN
COMM. # 1908284
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Oct. 15, 2014

N0019001

7283532110902

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

September 6, 2011

ESTATE OF EVA A LITTON
ATTN: WILLIAM R WRIGHT
131 SAUNDERSVILLE RD STE 130
HENDERSONVLLE TN 37075-8903

Account Type:	INHERIT TX
Account No.:	441598345
Date of Death:	April 13, 2011
County:	DAVIDSON
SSN:	XXX-XX-0951

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

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EXHIBIT

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RV-N0019001

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

8/5/2011

WILLIAM R. WRIGHT MICHAEL A. LITTON C/O
131 SAUNDERSVILLE RD.
SUITE 130
HENDERSONVILLE, TN 37075

RE: EVA A. LITTON
411380951

Dear WILLIAM R. WRIGHT MICHAEL A. LITTON C/O:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

_____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

_____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Ron Singh
Manager

EXHIBIT
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