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

524 Annex Avenue

BILL GARRETT, Davidson County
Trans:T20120036130 DEEDQC
Recvd: 05/16/12 15:18 3 pgs
Fees:17.00 Taxes:0.00
20120516-0042504

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	PARCEL I.D.:
Pauline V. Bailey and Jonathan D. Bailey 524 Annex Avenue Nashville, TN 37209	(SAME)	09012017100

Pauline Virginia Morton (hereinafter referred to as the "Decedent") died on March 12, 2012, leaving a Last Will and Testament dated January 28, 1988. The Last Will and Testament was admitted to probate on April 4, 2012, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 12P-550. The Personal Representative, CARLA PAULINE WEBB, 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, CARLA PAULINE WEBB, Personal Representative of the Estate of Pauline Virginia Morton (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto PAULINE V. BAILEY and her husband, JONATHAN D. BAILEY, as tenants by the entirety (hereinafter referred to as "Grantees"), 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. 141 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 22, Register's Office for said County.

Said Lot 141 fronts 70 feet on the southeasterly side of Annex Avenue, and runs back 148.5 feet on the northeasterly line and 150 feet on the southwesterly line to a dead line in the rear on which it measures 70 feet.

Being part of the same property conveyed to George Morton and wife, Pauline V. Morton, by deed dated November 13, 1958, from J. Douglas Wright and J. Douglas Wright, Jr., said deed filed on November 17, 1958 in record Book 2813, page 549, of said Register's Office.

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 14th day of May, 2012.

ESTATE OF PAULINE VIRGINIA MORTON-GRANTOR

By: Carla Pauline Webb Pr Rep.
Carla Pauline Webb, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Brian Wagner, a Notary Public of this County, CARLA PAULINE WEBB, 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 Pauline Virginia Morton, 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 14th day of May, 2012.

Notary Public
My Commission Expires: 4-20-2012

BRIAN WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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