NEW OWNER:
Mary McCall McCulloch
Margaret Ann Dougharty
4395 Hickory Ridge Road
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Map 84.4 Parcel 28.00_

THIS INSTRUMENT PREPARED BY:
ROCHELLE, McCULLOCH & AULDS, P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH PERFORMED.

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120044367 DEEDQC
Recvd: 06/15/12 11:53 5 pgs
Fees:27.00 Taxes:0.00
20120615-0052723

CO-ADMINISTRATRIX QUITCLAIM DEED

JAMES C. BEASLEY died intestate on January 26, 2011 survived by Mary McCall McCulloch and Margaret Ann Dougharty as remaining heirs-at-law. Probate of the Estate of James C. Beasley was commenced on February 25, 2011, in Probate Court for Wilson County, Tennessee. Mary McCall McCulloch and Margaret Ann Dougharty were appointed and duly qualified as Co-Administratrix of the Estate. The Tennessee Inheritance Tax

clearance has been received, a copy of which is attached as Exhibit "A". The Co-Administratrix, by signing this Deed, release any right the Co-Administratrix have to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of Tennessee Code Annotated §31-2-104, Mary McCall McCulloch and Margaret Ann Dougharty as Co-Administratrix quitclaim unto Mary McCall McCulloch and Margaret Ann Dougharty, equally, as tenants in common, their heirs and assigns, forever, all right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One, McGavock Heights, as of record in Book 2330, page 70, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the westerly margin of Glenoaks Drive and northeast corner of said lot; thence with the margin of Glenoaks Drive southerly 117.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction 39.27 feet to a concrete monument in the north margin of Midvale Drive; thence with the north margin of Midvale Drive, westerly 110.05 feet to a concrete monument; thence along the west line of Lot 25, north 3 degrees 39' west 140.1 feet to a concrete monument; thence along the rear line of said lot north 82 degrees 35' east 120 feet to the point of beginning.
>
> Being the same property conveyed to James C. Beasley and wife, Adeline H. Beasley by Warranty Deed from Will R. Crowthers, Jr. and wife, Nina A. Crowthers, dated June 27, 1967, of record in Book 4148, page 347, in the Register's Office for Davidson County, Tennessee. The said Adeline H. Beasley died on December 14, 1995, leaving James C. Beasley as surviving tenant by the entirety. The said James C. Beasley died intestate on January 26, 2011.

This description is the same as in the prior deeds.

This transfer is by Quitclaim and we make no warranties about the title.

WITNESS MY SIGNATURE this 14th day of June, 2012.

Mary McCall McCulloch

MARY MCCALL MCCULLOCH
Co-Administratrix of the
Estate of James C. Beasley, Deceased

Margaret Ann Dougharty

MARGARET ANN DOUGHARTY
Co-Administratrix of the
Estate of James C. Beasley, Deceased

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Mary McCall McCulloch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is Co-Administratrix of the Estate of James C. Beasley, the within-named bargainor, and as such Co-Administratrix, being given the authority to so do, executed the within instrument on behalf of the Estate of James C. Beasley, by signing her name as Co-Administratrix.

WITNESS my hand and official seal at office, this 14th day of June, 2012.

Kelly M. Clemmons
Notary Public

KELLY M. CLEMMONS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 04/05/2015

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Margaret Ann Dougharty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is Co-Administratrix of the Estate of James C. Beasley, the within-named bargainor, and as such Co-Administratrix, being given the authority to so do, executed the within instrument on behalf of the Estate of James C. Beasley, by signing her name as Co-Administratrix.

WITNESS my hand and official seal at office, this 14th day of June 2012.

Kelly M. Clemmons
Notary Public

KELLY M. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 04/05/2015

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Teresa J. Patton-Carter
Affiant

Sworn to and subscribed to before me, this the 14th day of June, 2012.

Kelly M. Clemmons
Notary Public

KELLY M. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 04/05/2015

TENNESSEE DEPARTMENT OF REVENUE

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

December 18, 2011

ESTATE OF JAMES C BEASLEY
ATTN: JERE N MCCULLOCH
109 N CASTLE HEIGHTS AVE
LEBANON TN 37087-2738

Account Type:	INHERIT TX
Account No.:	441631665
Date of Death:	January 26, 2011
County:	WILSON
SSN:	XXX-XX-[redacted]

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

ESTATE OF JAMES C BEASLEY
ATTN: JERE N MCCULLOCH
109 N CASTLE HEIGHTS AVE
LEBANON, TN 37087-2738

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RV-N0019001

EXHIBIT
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