This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
Ste. 600, 49 Music Square West
Nashville, Tennessee 37203

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20120067757 DEEDQC
Recvd: 09/10/12 13:48 2 pgs
Fees:12.00 Taxes:0.00
20120910-0081926

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
John R. Dean 2010 Trust u/a dated June 9, 2010 Josephine S. Dean, Trustee 613 Lynnbrook Road Nashville, TN 37215	SAME	Map: 103-4 Parcel: 171

KNOW ALL MEN BY THESE PRESENTS, that **JOSEPHINE S. DEAN, EXECUTRIX OF THE ESTATE OF JOHN R. DEAN,** ("Grantor"), to fulfill the terms of the Last Will and Testament of John R. Dean, and for no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, conveys unto the **JOHN R. DEAN 2010 TRUST u/a dated June 9, 2010, JOSEPHINE S. DEAN, Trustee** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 5 of Block 13 in Sylvan Park Subdivision in West Nashville, a plan of which is of record in Book 332, Page 104, Register's Office for said County.

Said Lot No. 5 of Block 13 fronts 50 feet on the southerly side of Utah Avenue, formerly Seventh Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property an interest in which was conveyed to John Richardson Dean and Edna Lucille Rideout by deed from Jessie Lee Smitha Dean, of record in Book 10050, Page 581, Register's Office of Davidson County, Tennessee. Further being the same property an interest in which was conveyed to John Richardson Dean by deed from Edna Lucille Rideout and husband David Rideout, by record in Book 11743 Page 380, Register's Office for Davidson County, Tennessee. John Richardson Dean and John R. Dean are one and the same person.

The said John R. Dean having died on January 7, 2012, leaving a Last Will and Testament thereto admitted to probate by the Seventh Circuit (Probate) Court for Davidson County, Tennessee (Docket No. 12P168), this deed is executed to fulfill the terms of his Last Will and Testament thereto.

Said property is conveyed subject to such limitations, restriction, and encumbrances as may affect the premises.

This property description is taken from a previous deed.

This is improved property known as 4409 Utah Avenue, Nashville, TN 37209

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 7th day of September, 2012.

Josephine S Dean EXECUTRIX

Josephine S. Dean, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Josephine S. Dean, Executrix,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7th day of September, 2012.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Josephine S Dean TRUSTEE/AFFIANT

Josephine S. Dean, Trustee/Affiant

Subscribed and sworn to before me,
this the 7th day of September, 2012.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013