QUITCLAIM DEED

Prepared By: John G. Doak, Sr., Attorney, TBA No. 2343, 2525-A Lebanon Pike, Nashville, TN 37214-2414
From Unverified Information Furnished by Grantees and Grantors

BILL GARRETT, Davidson County
Trans: T20120073674 DEEDQC
Recvd: 09/28/12 15:52 1 pgs
Fees: 12.00 Taxes: 0.00
20120928-0088810

Grantor :	Estate of Calvin Elijah King
Grantee:	Kermit Maurice Jeffries
Address of Property:	626 N. 5th Street, Nashville TN 37209
Send Tax Bills To:	Kermit Maurice Jeffries
Address	1001 15th Avenue S. Nashville, TN 37212

Map 82-7 Parcel 438

STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is: $None (Transfer to settle estate)

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Affiant, Kermit Maurice Jeffries

Sworn to and subscribed before me on 08/29/2012.

Notary Public

Commission Expires on: 11/07/2012.

For good, valuable, but non-monetary consideration, the receipt and sufficiency of which is hereby acknowledged (i.e., transfer of real property to settle estate) Grantor, Kermit Maurice Jeffries, as Executor of the Estate of Calvin Elijah King, hereby quitclaims, transfers, and conveys, all right, title, and interest Grantor has in and to the following described real property unto Grantee, **Kermit Maurice Jeffries**, his heirs, successors, and assigns:

Land in Davidson County, Tennessee, described as follows: Lot 34 on the Plan of Village Manor, as of record in Bk 3300, pg 55 Register's Office for said County as of record in Bk 2133, pg 52, Registers Office for Davidson County and,

Said Lot 34 fronts 18.34 Feet on the West side of North 5th Street and runs back between lines 146.62 Feet on the North line and 145.26 Feet on the South line to an alley in the rear on which it measures 18.39 feet.

Being the same real property heretofore conveyed to Calvin E. King, by Warranty Deed from William Robert Locke and wife, as of record in Book 3925, pg 882, Register's Office for Davidson County Tennessee; the said Calvin E. King having since died and devised said realty to Kermit Maurice Jeffries by his Last Will and Testament which was admitted to probate 8/8/2012 in case No.12P-1162, Probate Division, of the 7th Circuit Court for Davidson County Tennessee; and a certified copy the said Last Will and Testament of Calvin Elijah King is of record as Document No. 20120829-0077840.

This is improved real property known as: 626 North 5th Street, Nashville, TN 37207

This conveyance is subject to any and all restrictive covenants of record and to any subdivision restrictions, of record, and to any and all zoning ordinances, rules and regulations of record and any and all other matters of record and to any matter which might be disclosed by a physical inspection and an accurate survey of the premises.

IN WITNESS WHEREOF GRANTOR HEREBY SETS his hand on 8/29/2012.

Kermit Maurice Jeffries, Executor

STATE OF TENNESSEE

Before the undersigned, John G. Doak, Sr. a "Notary Public" in and for Tennessee, personally appeared the within named, Kermit Maurice Jeffries, personally known to the undersigned to be Executor of the Estate of Calvin Elijah King and swore to and subscribed this quitclaim deed in his presence, and acknowledged that he being so authorized to do, had executed said instrument for the purposes described therein, and as and for the free act and deed of said Estate on: 08/29/2012.

Witness my hand and stamp at Office in Tennessee, on 08/29/2012.

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires on: 11/07/2012.