This instrument prepared by:
David B. LaRoche, #25516
P.O. Box 331574
Murfreesboro, TN 37133

From information furnished by the parties
No title exam requested or performed.

BILL GARRETT, Davidson County
Trans:T20120090034 DEEDQC
Recvd: 11/27/12 08:57 3 pgs
Fees:17.00 Taxes:0.00
20121127-0108587

Address of Owners:
6722 FLEETWOOD DR.
NASHVILLE, TN 37205

Send Tax Bills To:

Same

Map-Parcel: 102-12 Par. 24

EXECUTOR'S QUITCLAIM DEED

JAMES PORTER SPENCER died on March 20th, 2002, leaving a Last Will and Testament dated January 27th, 1998. The will was admitted to probate on 08/21/2012, in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee. Said will of record in clerk file, 12P1306 of the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee. The will named WILLIAM STEVEN SPENCER as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax Clearance has been received, being account no. 441729640. The release from the Tennessee Department of TennCare has been received. True copies of both such releases from these state agencies are attached hereon.

The Executor, by signing this deed, releases any right he may have to recover this property in the event of the subsequent insolvency of this estate. This instrument does not itself convey any title in the property. This instrument is by quit-claim, and no warranties are contained herein.

In accordance with the provisions of the will of JAMES PORTER SPENCER, the Executor quitclaims to HILDRED HUGHES SPENCER, a life-estate interest, as well a remainder interest in equal parts to WILLIAM STEVEN SPENCER, JANICE ROUTH SPENCER and LARRY CLARION SPENCER, in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 130 on the Plan of Horton Heights, Section VI, as of record in Book 2133, page 24, Register's Office for said County.

Said Lot 130 fronts 98 feet on the northerly side of Fleetwood Drive and runs back between lines, 400.9 feet on the easterly line and 480.6 feet on the westerly line which is a broken line to a dead line in the rear on which it measures 162 feet.

Being the same property conveyed to James Porter Spencer by QuitClaim Deed of James Porter Spencer and Betty Odell Spencer, both single persons, of record in Book 5008, Page 708, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 2106, Page 178, said Register's Office.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 16 day of NOVEMBER, 2012.

William Steven Spencer, Executor
of the Estate of James Porter Spencer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named William Steven Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 16 day of November, 2012.

DAVID BENNETT LANCASTER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-20-2014

Notary Public
My commission expires: 10/20/14

Tennessee Code Annotated §67-4-409(a)(3)(D) exempts this instrument from tax and §67-4-409(a)(5) further provides that the valuation oath is unnecessary.

N0019001

9705993121023

TENNESSEE DEPARTMENT OF REVENUE

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

October 26, 2012

ESTATE OF JAMES P SPENCER
ATTN: DAVID B LAROCHE
320 E MAIN ST STE 204
MURFREESBORO TN 37130-3890

Account Type:	INHERIT TX
Account No.:	441729640
Date of Death:	March 20, 2002
County:	DAVIDSON
SSN:	XXX-XX-7050

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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RV-N0019001

FILED

2012 SEP 7 AM 8:52

CLERK

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: 615-443-4141 O.C.

8/29/2012

DAVID B. LAROCHE
320 E. MAIN ST.
SUITE 204
MURFREESBORO, TN 37130

RE: JAMES P. SPENCER
7050

Dear DAVID B. LAROCHE:

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,

Tangela J. Howard

Tangela J. Howard
Supervisor

The Third Party Liability Division is administered by HMS, Inc. under contract with the Department of Finance and Administration

HMS, Inc. is an Equal Opportunity Employer