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

143 Oak Valley Drive

BILL GARRETT, Davidson County
Trans:T20130003751 DEEDQC
Recvd: 01/14/13 15:08 3 pgs
Fees:17.00 Taxes:0.00
20130114-0004451

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
William D. Crawley 8531 Dogwood Road Germantown, TN 38139	SAME	06003011600

MAGGIE JANE PATTON (hereinafter referred to as the "Decedent") died on September 24, 2010, leaving a Last Will and Testament dated August 7, 2009. The Last Will and Testament was admitted to probate on November 18, 2010, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 10P-1620. The Personal Representative, WILLIAM D. CRAWLEY, 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, WILLIAM D. CRAWLEY, Personal Representative of the Estate of Maggie Jane Patton (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto WILLIAM D. CRAWLEY, (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, Being Lot No. 73 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, Page 84, in the Register's Office of said County.

Said Lot 73 fronts 100 feet on the northerly side of Oak Valley Drive and extends back 164 feet on the westerly line and 166 feet on the easterly line to a dead line measuring 100.02 feet thereon.

Being the same property conveyed to Maggie Jane Patton (a/k/a Maggie J. Armstrong and Maggie Patton) from George W. Bledsoe, Jr. and wife, Alfredda D. Bledsoe, by a Deed dated June 15, 1978, and recorded on June 16, 1978 in Deed Book 5299, Page 338, in the Register's Office of Davidson County, State of Tennessee.

This is improved property known as 143 Oak Valley Drive, Nashville, Tennessee 37207.

The legal description stated above has been taken from the prior Warranty 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.

Grantor and Grantee acknowledge that said property is subject to two (2) Deeds of Trust, as encumbered by (1) Instrument Number: 200806130061222 (Bank of America Loan #686110070131399) and (2) Instrument Number: 200611270146128 (Bank of America Loan #3305477725), filed of record in the offices of the Davidson County Reregister of Deeds.

WITNESS MY HAND this 27TH day of DECEMBER, 2012.

ESTATE OF MAGGIE JANE PATTON-GRANTOR

By: William D. Crawley
William D. Crawley,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me THERMON KNIGHTEN, a Notary Public of this County, WILLIAM D. CRAWLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the Estate of Maggie Jane Patton and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 27th day of DECEMBER, 2012.

Thermon Knighten
Notary Public
My Commission Expires: 6/5/16

THERMON KNIGHTEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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