BILL GARRETT, Davidson County
Trans:T20130010437 DEEDQC
Recvd: 02/06/13 16:20 3 pgs
Fees:17.00 Taxes:0.00
20130206-0012557

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Nina Sivek, Trustee of the Leona J. Atkins Living Trust 555 Great Circle Road, Suite 200 Nashville, TN 37228	Same	Parcel ID 09216043200 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Leona J. Atkins died testate on October 21, 2009, leaving a Last Will and Testament dated March 22, 2000, which has been probated and is properly recorded in Docket Number 09P1698 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Nina Sivek is the duly qualified and acting Executor of the Estate of Leona J. Atkins; and

WHEREAS, Leona J. Atkins owned an undivided 1/2 interest in the real property described below (the "Property"); and

WHEREAS, the Will directs that the residuary estate of the said Leona J. Atkins, of which the Property is a part, be distributed to the Leona J. Atkins Living Trust dated March 22, 2000 (the "Leona J. Atkins Living Trust").

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will, NINA SIVEK, as EXECUTOR OF THE ESTATE OF LEONA J. ATKINS, and not further or otherwise, hereby quitclaims and conveys to NINA SIVEK, as TRUSTEE OF THE LEONA J. ATKINS LIVING TRUST, her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest as Executor of the Estate of Leona J. Atkins in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of O. B. Hayes Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville.

Said Lot No. 51 adjoins and fronts 50 feet on the easterly side of Seventeenth Avenue, South, formerly Addison Avenue, and runs back between lines 150 feet to an alley.

Being the same property conveyed to Owen Bradley, Harold Bradley and Chester B. Atkins and Leona Atkins by deed from Music City Realty Company, Inc of record in Book 6577, Page 170, Register's Office for Davidson County, Tennessee. Chester B. Atkins died on June 30, 2001; Leona J. Atkins having since died as stated above.

The description herein is the same as that contained in the prior instrument.

This is unimproved property known as 30 Music Square West, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 16th day of January, 2013.

Nina Sivek, as Executor of the Estate of Leona J. Atkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nina Sivek, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Executor of the Estate of Leona J. Atkins for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 2013.

Regina R. Crabb
Notary Public

REGINA R. CRABB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-05-15

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me
this 16th day of January, 2013

Notary Public

REGINA R. CRABB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-05-15