THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 150 FOURTH AVENUE, NORTH, Suite 1850, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Valencia Beal Cain	–same–	081 03 0 019.00
907 Willow Creek Drive		
Mt. Juliet, TN 37122		

BILL GARRETT, Davidson County
Trans:T20130030277 DEEDQC
Recvd: 04/12/13 15:04 3 pgs
Fees:17.00 Taxes:0.00
20130412-0036655

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, pursuant to the Last Will and Testament of Ella Cain, **We, Valencia Beal Cain and Betty S. Rutherford, Co-Administrators of the Estate of Ella Cain**, by these presents, do hereby quitclaim and convey unto **Valencia Beal Cain**, her successors, heirs and assigns, all of our right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING lot No. 73 in the Buena Vista Heights addition to North Nashville. Said lot fronts 45 feet on the north side of Nubell Street and runs back 150 feet to an alley.

Being the same property conveyed to Richard Cain and wife, Ella Cain, by Quitclaim Deed from Helena Alexander Sanders, of record in Book 6834, Page 7, Register's Office of Davidson County, Tennessee.

The said Richard Cain having died on April 8, 1998, and said property having passed to Ella Cain, as his surviving spouse. The said Ella Cain having since died on October 30, 2012, leaving a Last Will and Testament, dated April 21, 2006, admitted to probate in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 13P49.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1704 Nubell Street, Nashville, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 9th day of April, 2013.

ESTATE OF ELLA CAIN

BY: _____
Valencia Beal Cain, Co-Administrator

BY: _____
Betty S. Rutherford, Co-Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
AFFIANT

Sworn to and subscribed before me this 9th day of April, 2013.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDA GAYLE BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Linda Gayle Barnes, a Notary Public in and for said County and State, personally appeared **Valencia Beal Cain, Co-Administrator of the Estate of Ella Cain**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 9th day of April, 2013.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDA GAYLE BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

****

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Linda Gayle Barnes, a Notary Public in and for said County and State, personally appeared **Betty S. Rutherford, Co-Administrator of the Estate of Ella Caln**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 8th day of April, 2013.

Linda Gayle Barnes
NOTARY PUBLIC

My Commission Expires:

LINDA GAYLE BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014