Prepared by:
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BILL GARRETT, Davidson County
Trans:T20130034141 DEEDQC
Recvd: 04/25/13 14:03 3 pgs
Fees:17.00 Taxes:0.00
20130425-0041303

318 A Lorna Drive

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL ID:
Walter L. Timmons, Jr. 231 Green Harbor Road, #94 Old Hickory, TN 37138	(SAME)	ID: 096 09 221.00

JOANNE L. TIMMONS (hereinafter referred to as the "Decedent") died on September 22, 2012, leaving a Last Will and Testament dated April 18, 2002 and a First Codicil to Last Will and Testament dated March 9, 2004 (collectively the "Last Will and Testament"). The Last Will and Testament was admitted to probate on November 14, 2012, in the Chancery Court, Probate Division, for Wilson County, Tennessee, and assigned the case number 2012-PR-310. The Personal Representative, Walter L. Timmons, Jr., 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, WALTER L. TIMMONS, Personal Representative of the Estate of Joanne L. Timmons (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Walter L. Timmons, Jr., (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:

Being Lot No. 160 on the Plan of Woodberry Park, as of record in Plat Book 2133, Page 117, 118 and 119, Register's Office for Davidson County,

Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joanne L. Timmons, by deed from Douglas C. Herd, Jr. and wife, Darline Herd, dated October 6, 1986, filed of record on October 22, 2986, in Book 7015, Page 725, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 318 A Lorna Drive, in Davidson County, Nashville, Tennessee 37214.

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

WITNESS MY HAND this 22 day of April, 2013.

ESTATE OF JOANNE L. TIMMONS-GRANTOR

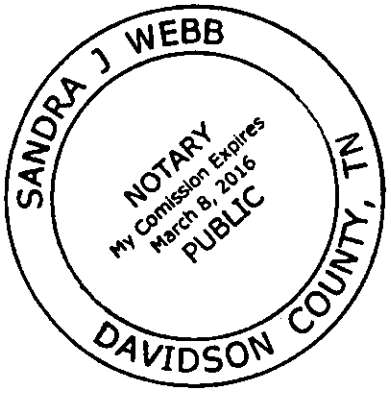
By: Walter L Timmons
Walter L. Timmons, Jr. Personal Representative

STATE OF TENNESSEE)
COUNTY OF Dn)

Personally appeared before me Sandra J Webb, a Notary Public of this County, WALTER L. TIMMONS, JR., 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 Joanne L. Timmons 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 22nd day of April, 2013.

Sandra J Webb
Notary Public
My Commission Expires: March 8, 2016



This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).