THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

BILL GARRETT, Davidson County
Trans:T20130038720 DEEDQC
Recvd: 05/09/13 08:52 3 pgs
Fees:17.00 Taxes:0.00
20130509-0046809

ADMINISTRATOR'S QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Par.
Thomas Edward Gleaves 408 Chadwell Drive Madison, Tennessee 37115	Same	017-00-0-251.00

WHEREAS, notwithstanding the last will and testament of Ruby D. Gleaves dated April 6, 2006, duly probated and closed by orders of the Seventh Circuit Court for Davidson County, Tennessee, Case No. 08P-1208, the real property, improved, commonly known as 5270 Brick Church Pike, Goodlettsville, Davidson County, Tennessee 37072, was not devised to Thomas Edward Gleaves and Johnnie Mai Fowler, as joint tenants with the right of survivorship;

WHEREAS, Thomas Edward Gleaves is the Administrator of the Estate of Johnnie Mai Fowler, whose intestate (solvent) estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 12P-667, which reflect tender to the Clerk of a TennCare Release and Inheritance Tax Waiver by the Tennessee Department of Revenue;

WHEREAS, Johnnie Mai Fowler was an intestate decedent who died unmarried and never had any children born to her or adopted by her during her lifetime; and

WHEREAS, apart from Thomas Edward Gleaves and the said Johnnie Mai Fowler, there were no other children born to Roy Gleaves (who died on or about December 26, 1996) or Ruby D. Gleaves.

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **THOMAS EDWARD GLEAVES, Administrator of the Estate of Johnnie Mai Fowler, Grantor,** being authorized so to do convey unto **THOMAS EDWARD GLEAVES, individually, Grantee,** all of the rights, title, and interests of the Estate of Johnnie Mai Fowler in and to the following described real property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT A

This conveyance is made on an "as-is" basis, without representation or warranty whatsoever, subject to all restrictions and easements of record, or which a visual inspection of the property would reveal. This property is known as 5270 Brick Church Pike, Goodlettsville, Davidson County, Tennessee 37072.

IN WITNESS WHEREOF, I have hereunto set my signature this 8 day of May, 2013.

Thomas E. Gleaves

THOMAS EDWARD GLEAVES, Administrator of the Estate of Johnnie Mai Fowler

ACKNOWLEDGMENT OF RECEIPT: I, Thomas Edward Gleaves, hereby acknowledge receipt of the above-referenced real property from the Estate of Johnnie Mai Fowler.

Thomas E. Gleaves

THOMAS EDWARD GLEAVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D), no tax is due for the recording of this instrument.

Subscribed and sworn to before me this 8 day of May, 2013.

Thomas E. Gleaves

THOMAS EDWARD GLEAVES

My Commission Expires: 1/6/14

(Affix Seal)

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSH HANKINS, a Notary Public in and for said County and State, the within named bargainor, THOMAS EDWARD GLEAVES, Administrator of the Estate of Johnnie Mai Fowler, who acknowledges that he executed this instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 8 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSH HANKINS, a Notary Public in and for said County and State, the within named bargainor, THOMAS EDWARD GLEAVES, who acknowledges that he executed the instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 8 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1/6/14

EXHIBIT A

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by John B. Bates, Viking Survey Service, February 21, 1977, as follows:

BEGINNING at a iron pin on the North margin of Brick Church Pike the S.E. corner of this tract in a drain gully underneath a corner fence post (suspended in air); thence leaving the road N. 15° W. 300.0 feet (with old fence line generally) to a point in fence line; thence N. 19° 15' W. 564.0 feet to a corner fence post and rock (by a fallen hickory tree); thence S. 56° 40' W. 265.0 feet (with a fence line) to a iron pin; thence downhill and passing East of a pond S. 17° 15' E. 806.0 feet to a iron pin on the North margin of Brick Church Pike; thence with the North margin of the road (Two calls) N. 67° 10' E. 165.0 feet to a point on margin of Road; thence N. 71° 45' E. 100.0 feet to an iron pin the point of beginning, containing 5.10 acres, more or less.

BEING the same property conveyed to Roy Gleaves and wife, Ruby D. Gleaves, by Quit-claim Deed from Roy Gleaves, Douglas Gleaves, and Johnnie Gleaves of record in Book 5171, page 74, Register's Office for Davidson County, Tennessee.