This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC
216 CENTERVIEW DRIVE, SUITE 317,
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space left intentionally blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20140007374 DEEDQC
Recvd: 01/31/14 14:11 3 pgs
Fees:17.00 Taxes:0.00
20140131-0008970

Address New Owner(s):	**Send Tax Bills To:**	**Tax ID #**
DONNA M. HOWARD 405 Schooner Lane Mt. Juliet, TN 37122	Same	118-08-0-007.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(D)).

Donna M Howard
DONNA M. HOWARD

Sworn to and subscribed before me this 28 day of JANUARY, 2014.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that DONNA M. HOWARD is the duly appointed Administrator for the Estate of Isaac L. Howard, evidenced by the attached Exhibit A, Letters of Administration for the Estate of Isaac L. Howard, Probate Docket Number 2013PR, which is administered in the Probate Court for Wilson County, Tennessee.

DONNA M. HOWARD is the sole heir-at-law and beneficiary of the Estate of Isaac L. Howard, and this property vests with DONNA M. HOWARD pursuant to Tenn. Code Ann. §31-2-103.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, DONNA M. HOWARD, Administrator for the Estate of Isaac L. Howard, has this date bargained and sold, and does hereby transfer, quitclaim, and convey any and all interest in which the Estate has an interest in or owns to DONNA M. HOWARD, a single person, a certain tract or parcel of land in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 49 on the Plan of Grandview Heights as or record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot 49 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

This description is the same as in the prior deed.

This being the same property conveyed to Isaac L. Howard, deceased, by Banjamin L. Waller, and wife, Shirley N. Waller, by Warranty Deed of record in Book 9378, Page 151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, existing roadways, easements and rights-of-way of record.

This is improved property is known as: 2315 Eugenia Avenue
Nashville, Tennessee 37211

WITNESS MY HAND this 28 day of January, 2014.

ESTATE OF ISAAC L. HOWARD

By: Donna M Howard
DONNA M. HOWARD, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONNA M. HOWARD, with whom I am personally acquainted, who supplied Letters of Administration evidencing that she is the duly appointed Administrator for the Estate of Isaac L. Howard by the Probate Court for Wilson County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28 day of January, 2014.

Notary Public
My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017

Letters of Administration
STATE OF TENNESSEE
AT LEBANON

TO: DONNA M. HOWARD
Resident of WILSON COUNTY, TN

Probate Docket #2013PR

It appearing to the Probate Court, now in session that ISAAC LOGAN HOWARD has died leaving no will, and the Court being satisfied as to your claim to the Administration, and BOND being WAIVED and INVENTORY WAIVED and qualified as directed by law, and the Court having ordered the Letters of Administration be issued to you.

THESE ARE THEREFORE to authorize and empower you, DONNA M. HOWARD to take into your possession and control all the goods, chattels, claims and papers of the said estate, to our next Probate Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate which lawfully devolve on you as Personal Representative, and after having settled up said estate, to deliver the residue thereof to those who are by law entitled.

WITNESS, Barbara Webb, Clerk of said Court, at office this 28th day of Oct, 2013.

BARBARA WEBB, CLERK AND MASTER

Teresa L Hayes D. Clerk

STATE OF TENNESSEE
COUNTY OF WILSON

I solemnly swear or affirm that I will honestly and faithfully discharge the duties of Administrator of the estate of ISAAC LOGAN HOWARD, deceased, to the best of my ability. So help me God.

Donna M Howard
DONNA M. HOWARD, ADMINISTRATRIX

Subscribed and sworn to before me, this 28th day of Oct, 2013

Teresa L Hayes
DEPUTY CLERK

STATE OF TENNESSEE
WILSON COUNTY

I, Barbara Webb, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the LETTERS OF ADMINISTRATION issued to DONNA M. HOWARD, ADMINISTRATRIX of the above estate and I do further certify that the above mentioned is still the acting ADMINISTRATRIX of the said estate and as such are entitled to full faith and credit, as appears from the records in this court at Lebanon, Tennessee.

WITNESS, my hand and official seal, at office, this 28th day of Oct, 2013.

Teresa L Hayes D. Clerk

EX. A