QUITCLAIM DEED

This instrument made and entered into on this 24 day of December, 1948 by and between Mary Carney (c), James Hicks (c), Irene (Hicks) Abernathy (c), Louie Patterson Bell (c) and W. L. Hicks, parties of the first part of Nashville, Davidson County, Tennessee and Annie Lee Hicks, widow of William Thomas Hicks, deceased, party of the second part of Nashville, Davidson County, Tennessee.

WITNESSETH

That William Thomas Hicks, the husband of Annie Lee Hicks, (above), died on October 19, 1948 leaving real property located generally at 2412 Eden Street, Nashville, Davidson County, Tennessee. That Annie Lee Hicks being the widow qualified as administratrix of the deceased's estate on October 21, 1948.

That at the time of the above purchase of this property the deceased was living in common law marriage with Mary Carney (c) and the installment deed from Standard Homes, Inc., was made to "William Thomas Hicks and wife, Mary Carney Hicks". Said deed appears of record under date of October 27, 1942 in book 1257, page 774, R.O.D.C. That under these circumstances Mary Carney did not own equities in this property except as a tenant in common and therefore her interests are one-half of the equities in this property less one-half of the outstanding liens against the property at the time of William Thomas Hick's death.

That under the above circumstances Annie Lee Hicks can claim no "homestead" and can claim only "dowry" in the other one-half of the equities in this property which claim would be against the deceased's brothers and sisters above named.

That the above brothers and sisters of the deceased -- being none others living or dead except William Thomas Hicks, the deceased and being only those named above except Mary Carney -- own as tenants in common two thirds of one-half of the deceased's tenancy in common equities (of which Mary Carney owns the other half) and also the remaining dowry interests of Annie Lee Hick which would ensure to them after her death.

The property is valued at an agreed figure of $4,000. At the time of the death of William Thomas Hicks there was due and owing on this property to First Federal Savings and Loan Association of Nashville, Tennessee $2,462.99 making equities to this extent in the property stand at $1,537.01; that at the time of William Thomas Hick's death he owed the American National Bank $145.56 as unpaid balance for weather