This instrument was prepared by Robert H. Jennings, Jr., Attorney
21st Floor, Life and Casualty Tower, Nashville, Tennessee 37219

Address New Owner	Send Tax Bills to:	Map-Parcel No.
Huston E. Foster,et als	Huston E. Foster, et als	72-12, Par. 41
216 Diane Drive	216 Diane Drive	148-3, Par. 3
Madison, Tenn. 37115	Madison, Tenn. 37115	148-3, Par. 4

BOOK 5013 PAGE 318

QUITCLAIM DEED

This instrument made and entered into on this the 23rd day of January, 1976, by and between Earl Elrod, Prince Allison Binkley, James Ray Binkley, Mack Binkley, Jr., Dorothy Marie Bracey, Eloise Evelyn Garrison, Arthur Jerome Binkley, and Richard Dwight Binkley, parties of the first part and Houston Elmore Foster, C. W. Foster, Frances Louise Beeman and Mary Lou Laster, parties of the second part.

W I T N E S S E T H:

WHEREAS, on July 15, 1974, Esther Irene Foster died testate in Davidson County, Tennessee, leaving a Last Will and Testament dated October 7, 1970, which Will has been duly probated in the Probate Court for Davidson County, Tennessee, and

WHEREAS, Houston Elmore Foster, C. W. Foster, Frances Louise Beeman and Mary Lou Laster, are the step-children of the said Esther Irene Foster and are named as devisees under her Will, and

WHEREAS, the said Earl Elrod is named as a legatee and devisee under the Will of Esther Irene Foster and Prince Allison Binkley, James Ray Binkley, Mack Binkley, Jr., Dorothy Marie Bracey, Eloise Evelyn Garrison, Arthur Jerome Binkley and Richard Dwight Binkley are all the heirs at law and next of kin of the said Esther Irene Foster, and

WHEREAS, Houston Elmore Foster and C. W. Foster are the duly appointed and acting Co-Executors under the said Will of Esther Irene Foster, and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $18,000.00.

C. W. Foster
Affiant

Subscribed and sworn to before me, this the 7th day of April, 1976

J. H. Head
Notary Public Rep Register

My Commission Expires:

WHEREAS, the said Houston Elmore Foster and C. W. Foster as Co-Executors and as devisees filed suit in the Chancery Court for Davidson County, Tennessee, under a cause styled, Houston Elmore Foster and C. W. Foster vs. Frances Louise Beeman, Mary Lou Laster, Earl Elrod, Prince Allison Binkley, James Ray Binkley, Mack Binkley, Jr., Dorothy Marie Bracey, Eloise Evelyn Garrison, Arthur Jerome Binkley and Richard Dwight Binkley, Rule No. A-4827-P, asking the Court to declare and determine the true intent and effect of certain provisions in said Will and to which suit the defendants have duly answered, to all of which specific reference is made, and

WHEREAS, the Chancery Court by decree has approved a certain agreement entered into by and between the parties of the first part and the parties of the second part, which decree is of record in Minute Book 3P, page 169, Chancery Court - Probate Court for Davidson County, Tennessee.

Now, therefore, for and in consideration of the sum of Eighteen Thousand ($18,000) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to said Court Decree, the parties of the first part do hereby convey, transfer and quitclaim unto the parties of the second part, all their right title and interest in and to the following described real estate, to wit:

(1) 131 Piedmont Avenue Property — Map-Parcel Number 72-12 Par. 41

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 50 feet on the northerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James E. Foster and wife, Esther Irene Foster, both now deceased, by deed from James C. Sutton and wife, Louise Sutton of record in Book 2742, page 593, Register's Office for Davidson County, Tennessee.

(2) 3315 Ezell Road Property — Map-Parcel Number 148-3 Par. 3

Land in the Second Civil District (formerly the Fifth Civil District) of Davidson County, Tennessee:

"Beginning at a point in the center of Ezell Road (formerly Asylum Lane), at the northeast corner of property conveyed to James Elmore Foster and wife, by Sam Griggs and wife, by deed of record in Book 566 page 553, Register's Office for Davidson County, Tennessee; thence north 86° west 150 feet to a point; thence south 4° west 80 feet to a point; thence south 86° east 150 feet to a point in the center of Ezell Road; thence with the center of said road north 4° east 80 feet to the point of beginning. Being part of a two acre tract conveyed to Charles William Foster and wife, Sadie L. Foster, by deed from James Elmore Foster and wife, as of record in Book 1786, page 324, Register's Office for said County.

Being the same property conveyed to James E. Foster and wife Esther Irene Foster, both now deceased, by deed from Charles William Foster and wife, Sadie L. Foster of record in Book 2244, page 453, Register's Office for Davidson County, Tennessee.

(3) 3317 Ezell Road Property — Map-Parcel Number 148-3 Par. 4

A certain tract or parcel of land in Davidson County described as follows:

Beginning at the northeast corner of H. C. Burnett's one acre lot located and fronting on Asylum Lane in the 5th Civil District, Davidson County, Tennessee, running thence with center of said Asylum Lane N. 4' E. 192 ft. passing 4 ft north of a small cedar on margin of lane, thence N. 86' W. 424 ft. to a stake, thence South 25 3/4 ° W. 153½ ft. to a stone, thence South 57' E. 102½ ft. thence South 86' E. 396 ft. to the beginning, containing two acres more or less. All as more specifically shown in Warranty Deed of record in Book No. 566, page 553, Register's Office for Davidson County, Tennessee.

Being the same property transferred and conveyed to Esther Irene Foster in fee simple, by will of James Elmore Foster as of record in Will Book _____page _____, Probate Court, Davidson County, Tennessee.

APR-7[illegible]	CONV	18,000.00				
APR-7[illegible] S'TAX		-3-	B*	46.80		
APR-7[illegible] PR'FEE			B*	.50		
APR-7[illegible]	W'DEED		B*	8.00	*	55.30

IN WITNESS WHEREOF we, the parties of the first part, have hereunto set our hands on this the 23 day of JANUARY, 1976.

Dorothy Marie Bracey
Dorothy Marie Bracey

Earl Elrod
Earl Elrod

Eloise Evelyn Garrison
Eloise Evelyn Garrison

Prince Allison Binkley
Prince Allison Binkley

Arthur Jerome Binkley
Arthur Jerome Binkley

James Ray Binkley
James Ray Binkley

Richard Dwight Binkley
Richard Dwight Binkley

Mack Binkley Jr.
Mack Binkley, Jr.

STATE OF ~~TENNESSEE~~ TEXAS)

COUNTY OF ~~DAVIDSON~~ HARRISON)

Personally appeared before me, Ruth L Stanton, a Notary Public in and for said County and State, the within named, Prince Allison Binkley, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Diana, Texas, ~~Nashville, Tenn.~~ this 29 day of January, 1976.

Ruth L Stanton
NOTARY PUBLIC

My Commission expires 6-1-77.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Harold E. Collins, a Notary Public in and for said County and State, the within named James Ray Binkley, Mack Binkley, Jr., Dorothy Marie Bracey, ~~Eloise Evelyn Garrison, Arthur Jerome Binkley, Richard Dwight~~ Binkley the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Tennessee, this 23 day of January, 1976.

Harold E Collins
NOTARY PUBLIC

My Commission expires 2-8-78.

D4368I

APR 7 2 24 PM '76

FEE TIF. REFERENCE

DAVIDSON COUNTY REGISTER

STATE OF)

COUNTY OF)

Personally appeared before me, Barbara W. Allen, a Notary Public in and for said County and State, the within named Earl Elrod, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6 day of February, 1976.

Barbara W Allen
NOTARY PUBLIC

My Commission expires 11-19-79.