Prepared By:
Sam H. Poteet, Jr.
MANIER, HEROD, HOLLABAUGH & SMITH
A Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
James Robert Kent, Trustee of the Ina Nixon Kent Family Trust 2701 Berrywood Drive Nashville, TN 37204	Same	146-13 001

Ina Nixon Kent died on July 10, 1988, leaving a Will dated December 6, 1984. The Will was admitted to probate on July 29, 1988, in the Probate Court, Davidson County, Tennessee, Docket Number 91217. The Will named James Robert Kent as Executor. The Executor is duly qualified. All debts of the decedent have been paid. In accordance with the provisions of the Will of Ina Nixon Kent, James Robert Kent, Executor, quitclaims to the Ina Nixon Kent Estate Family Trust all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Property located in the 33rd councilmanic district of Davidson County, Tennessee, being within the incorporated boundary of the City of Oak Hill, being a portion of Lot Number Two on the plat of Forest Acres Subdivision, Section Five, as of record in Plat Book 3106, page 122, R.O.D.C., Tennessee; and, being more particularly described according to a survey performed by Wamble & Associates dated December 19, 1989 as follows:
>
> Beginning at a point, said point being an existing concrete monument on the southern right-of-way of Otter Creek Road, said monument also being the northwest corner of Lot 12 on the Plan of Forest Acres Subdivision, Section Four, as of record in Plat Book 2331, page 156, R.O.D.C., Tennessee, said monument also being the northeast corner of Lot One on the Plan of Forest Acres Subdivision, Section Five, as of record in Plat Book 3106, page 122, R.O.D.C., Tennessee, having been conveyed to Elbert D. Brooks and wife, Charlotte Brooks, as of record in Deed Book 4439, page 489, R.O.D.C., Tennessee; thence, following said southern right-of-way being the northern line of said Brook's property south 64 degrees 29 minutes 30 seconds east 101.20 feet to a point; thence, south 57 degrees 05 minutes 30 seconds east 26.65 feet to an iron pin set. Said pin being the point of commencement of herein described property. Said pin also being the northwest corner of said Brook's property; thence, leaving said southern right-of-way and following the western line of said Brook's property south 04 degrees 13 minutes 07 seconds east 377.26 feet to an iron pin set, said pin

being the southwest corner of said Brook's property, said pin also being on the northern line of Lot Number Three on the aforementioned plan of Forest Acres Subdivision, Section Five, having been conveyed to Roger D. Myers and wife, Mandy G. Myers, as of record in Deed Book 5456, page 47, R.O.D.C., Tennessee; thence, leaving said Brook's property and following Myer's said northern line south 68 degrees 24 minutes 06 seconds west 171.43 feet to an iron pin set, said pin being the northwest corner of said Myer's property, said pin also being the southeast corner of Lot Number One on the Plan of the Stirton Oman and Jack A. Oman Subdivision as of record in Plat Book 5050, page 53, R.O.D.C., Tennessee, having been conveyed to Betsy M. Cartwright as of record in Deed Book 5126, page 961, R.O.D.C., Tennessee; thence, leaving Myer's property and following the eastern line of said Cartwright property north 24 degrees 42 minutes 08 seconds west, passing an iron pin witness point set at 408.91 feet and continuing 33.64 feet for a total distance of 442.55 feet to a railroad spike set in the centerline of Otter Creek Road; thence, leaving said Cartwright property with a bearing of north 38 degrees 23 minutes 30 seconds east 71.90 feet to a railroad spike set in the centerline of Otter Creek Road; thence, north 76 degrees 27 minutes 30 seconds east 153.10 feet to a railroad spike set in the centerline of Otter Creek Road; thence, south 00 degrees 59 minutes 30 seconds west 30.50 feet to an iron pin set on the southern right-of-way of said Otter Creek Road; thence, following said southern right-of-way south 78 degrees 49 minutes 37 seconds east 126.00 feet to the point of beginning.

Containing 110,438 square feet, or 2.5353 acres.

Being a portion of the same property conveyed to F. E. Kent and wife, Ina N. Kent, from Theodore J. Leland and wife, Patricia Mae Leland as of record in Deed Book 3377, page 639, R.O.D.C., Tennessee; and, being all of the same property conveyed to F. E. Kent and wife, Ina N. Kent from George A. Collin, Trustee, as of record in Deed Book 4753, page 635, R.O.D.C., Tennessee.

The said F. E. Kent having died and his interest in the property having passed to Ina Nixon Kent as tenants by the entirety. The said Ina Nixon Kent having died on July 10, 1988, and James Robert Kent being named Executor of Ina Nixon Kent's Estate under the Will of Ina Nixon Kent in the Probate Court of Davidson County, Tennessee, Docket Number 91217, of record in Will Book 164, Page 149, in the Davidson County Probate Court.

This transfer is by Quitclaim and the Executor makes no warranties about the title.

Witness my hand at Nashville, Tennessee this 22nd day of DECEMBER 1989.

ESTATE OF INA NIXON KENT

By: James Robert Kent
James Robert Kent, Executor

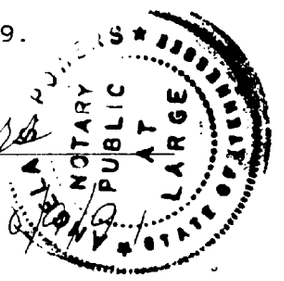
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared James Robert Kent, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledged himself to be the Executor of the Estate of Ina Nixon Kent, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Executor.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 22nd day of DECEMBER, 1989.

Notary Public

My Commission Expires: 10/29/91



STA 12/29 01:01 03CHECK 9.00

92634

IDENTIFICATION REFERENCE

Dec 29 [illegible] AM '89

DAVIDSON COUNTY, TN