THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

EXECUTRIX'S QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Walter Lee Ponder, Jr. 354 Hogan Branch Road Goodlettsville, TN 37072	Same as New Owner	Map 42-10 Parcel 45

Walter Lee Ponder, Sr., died on August 14, 1991, at the age of 79 years, leaving a Last Will and Testament dated January 17, 1991. The said Last Will and Testament was admitted to Probate on August 23, 1991, in the Circuit Court of Chesterfield County, Virginia. The said Will named Lucille Faye Robertson Ponder as Executrix. The Executrix is duly qualified. All debts of the Decedent have been fully paid and satisfied. All taxes owing by the Decedent during his lifetime or by reason of his death, have been fully paid and satisfied. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Walter Lee Ponder a/k/a Walter Lee Ponder, Sr., Lucille Faye Robertson Ponder, individually and as Executrix of the said Estate, hereby quitclaims and conveys to WALTER LEE PONDER, JR., all of her individual right, title and interest and all right, title and interest of the Decedent, Walter Lee Ponder a/k/a Walter Lee Ponder, Sr., and his estate, may have or have had in the following described real estate in Davidson County, Tennessee:

> Two tracts of land in the 11th Civil District of Davidson County, Tennessee, as follows:
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> TRACT NO. 1: Being Lot No. 6 on the unrecorded plan of Nashville Trust Company's Subdivision of a part of a 40 acre tract called Halls Lane Subdivision, described according to an unregistered plan of said subdivision as follows:
>
> BEGINNING at a point in the center of Hall's Lane the common corner of Lots Nos. 5 and 6; thence with the line between said Lots southwardly 1270 feet to a point; thence eastwardly 142 feet to a point in the line of Lot No. 7, the southeast corner of the lot; thence with the line between said lots northwardly 1280 feet to the center line of Halls Lane; thence with the center line of same around a curve westwardly 145 feet to the point of beginning, containing 4.23 acres.
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> TRACT NO. 2: A tract of land in the 11th Civil District of said County being part of Lot No. 7 on the plan of the lands of Phillip Walker, deceased, as of record in Will Book 10, page 111, County Court for said County and described according to a copy of a survey thereof, made October 19, 1953, by George W. Watkins, Surveyor, as follows:
>
> BEGINNING at a stone in a fence line at the southeast corner of this tract and the southwest corner of the Hyer's tract; thence along said Hyer line along a fence north 2 deg. east 335 feet to a stone in Ponder's line; thence with his south line and along the south line of Herron and Guffey's

lands, North 86 deg. 30 min. west 800 feet to a point; thence South 8 deg. 20 min. east 350 feet, more or less, to an iron pin in a fence line; thence with said fence South 86 deg. 30 min. east 737.5 feet to the beginning, containing 6 acres, more or less.

BEING the same property conveyed to Walter Lee Ponder, Sr. by Deed from Gladys Farley Ponder of record in Book 3340, page 471, Register's Office for Davidson County, Tennessee.

This transfer is by quitclaim and the undersigned, Lucille Faye Robertson Ponder, individually or as Executrix of the Estate of Walter Lee Ponder, Sr., makes no warranties about the title.

Lucille Faye Robertson Ponder is the widow of Walter Lee Ponder, Sr. The Grantee, Walter Lee Ponder, Jr., is the only child born to or adopted by Walter Lee Ponder, Sr., during his lifetime. Lucille Faye Robertson Ponder and Walter Lee Ponder, Jr. are the only legatees under the Last Will and Testament of Walter Lee Ponder, Sr., his only heirs at law, and the only persons having an interest in the said estate.

Lucille Faye Robertson Ponder executes this Quitclaim Deed both individually and as Executrix of the Estate of Walter Lee Ponder, Sr.

WITNESS my hand on this the 28th day of October, 1991.

5.32 RECEIVED FOR REFERENCE 8 10 AM '91 10-29

Lucille Faye Robertson Ponder
LUCILLE FAYE ROBERTSON PONDER, Individually and Executrix of the Estate of Walter Lee Ponder, Sr., Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCILLE FAYE ROBERTSON PONDER, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Walter Lee Ponder
AFFIANT

Sworn to and subscribed before me this the 28th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 9/7/93

10-29 01:01 03CHECK 6.00