Bot 4-7

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

BOOK 8909 PAGE 768

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Norma Sue Brewster, Executrix Estate of Sue Welch Kepley 8422 Morin Road Chattanooga, TN 37421	SAME	Map 61-8 Parcel 184 Field Book 15DZ24095

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between MILTON GERALD KEPLEY, hereinafter referred to as the "GRANTOR", and NORMA SUE BREWSTER, Executrix of the Estate of Sue Welch Kepley, a/k/a Sue E. Welch, deceased, hereinafter referred to as the "GRANTEE";

WITNESSETH:

WHEREAS, Sue Welch Kepley, a/k/a Sue E. Welch, died testate on March 11, 1992, without issue, survived by her husband, Milton Gerald Kepley, the GRANTOR herein; and,

WHEREAS, the said Sue Welch Kepley, a/k/a Sue E. Welch, left a Last Will and Testament dated March 11, 1992, which was filed for probate in the Probate Court for Davidson County, Tennessee, in the matter of: *The Estate of Sue Welch Kepley, Deceased*, Case No. 100297; and,

WHEREAS, the said Last Will and Testament gave an devised to the GRANTOR, Milton Gerald Kepley, a life estate in the real property, hereinbelow described; and,

WHEREAS, the said real property was occupied by Sue Welch Kepley and her husband, Milton Gerald Kepley, as their home place prior to the decedent's death and the GRANTOR, Milton Gerald Kepley, has certain homestead rights in the said property pursuant to the provisions of T.C.A. Section 31-1-104, et seq.; and,

WHEREAS, pursuant to an Agreed Order entered in the Probate Court for Davidson County, Tennessee, in the matter of: *The Estate of Sue Welch Kepley, Deceased*, Case No. 100297, from a hearing on March 9, 1993, the GRANTOR agrees to convey all of his right, title or interest in the real property, hereinbelow described, to the Executrix of the said estate, but reserving for himself any and all rights which he may have in relation to the estate, and the moneys within the estate, including but not limited to exempt property, as provided in T.C.A. Section 30-2-101, year's support, as provided in T.C.A. 30-2-102, homestead, as provided in T.C.A. Section 31-1-104, and elective share, as provided in T.C.A. Section 31-4-101.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Milton Gerald Kepley, the GRANTOR, has this day bargained, sold and quitclaimed unto Norma Sue Brewster, Executrix of the Estate of Sue Welch Kepley, Deceased, the GRANTEE, for the use and benefit of the Estate of Sue Welch Kepley, a/k/a Sue E. Welch, her successors or assigns, all

of the GRANTOR's right, title or interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4, Block "C" on the Map of Section One, Jackson Park, as of record in Book 843, page 17, Register's Office for said County.

SAID Lot No. 4 fronts 60 feet on the north side of Kenwood Drive and runs back between parallel lines, 145 feet to a dead line.

BEING the same property conveyed to Sue E. Welch by deed from Mary Jo Hollander and Velma T. Haid, of record in Book 5512, page 433, Register's Office for Davidson County, Tennessee.

This is improved property known as 1131 Kenwood Drive, Nashville, Tennessee 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Notwithstanding the GRANTOR, Milton Gerald Kepley, reserves for himself any and all marital rights which may have accrued to him as surviving spouse, against The Estate of Sue Welch Kepley, including but not limited to exempt property, as provided in T.C.A. Section 30-2-101, year's support, as provided in T.C.A. Section 30-2-102, homestead, as provided in T.C.A. Section 31-1-104 and elective share, as provided in T.C.A. 31-4-101, but such rights shall not be or become a lien or encumbrance against the real property hereinabove described, all of the GRANTOR's rights being against the said estate and the proceeds from the said estate, and not otherwise.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 10th day of March, 1993.

Milton Gerald Kepley
MILTON GERALD KEPLEY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILTON GERALD KEPLEY 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 this the 10th day of March, 1993.

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.

Milton Gerald Kepley
AFFIANT

Sworn to and subscribed before me this the 10th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: 9/7/93

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