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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
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Nashville, Tennessee 37215-0157
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W & I Ref: (ewi/ehf) (Title No: 33246)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on May 28, 1993

Notary Public

My Comm. Expires: 1-25-93

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Jo Ann Binkley 1300 Graybar Lane Nashville, Tennessee	Jo Ann Binkley 1300 Graybar Lane Nashville, Tennessee	117-12-148

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet Binkley Garner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Jo Ann Binkley**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all of **Grantor's** right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on an unrecorded Map of a part of the Noel property lying east fo Belmont Boulvard and west of the Granny White Pike, on the north side of Graybar Lane, formerly Watkins Avenue, and described according to a copy of a survey thereof made by W.R. Southgate, February 5, 1924:

BEGINNING at a point on the north margin of Graybar Lane, which point is 734 feet westerly from the intersection of Graybar Lane and Granny White Pike, running thence northwardly at right angles 305-1/2 feet; thence westwardly at right angles 200 feet to the northeast corner of Lot No. 6, formerly sold to M.S. Webb; thence southwardly at right angles, with the easterly line of said Lot No. 6, 305-1/2 feet to the northerly margin of Graybar Lane; thence eastwardly, with the northerly margin of Graybar Lane, 200 feet to the beginning.

Being the same property conveyed to George Binkley, III by deed from David A. Floyd and wife, Carrie B. Floyd of record in Book 4717, page 147, said Register's Office. George Binkley, III has since died and devised the said property to Jo Ann Binkley and Pearl Binkley by Will of record in Will Book 180, page 609, Probate Court Clerk's Office for said County. The Will of George T. Binkley, III designated his mother, Pearl W. Binkley and his sister, Jo Ann Binkley, the sole residuary beneficiaries of his estate. Pearl Binkley disclaimed her interest in the subject property by instrument of record in Book 8894, page 499, said Register's Office, which disclaimer was duly filed in the probate proceedings of George T. Binkley, III on March 19, 1993.

T.C.A. Section 31-1-103(c) provides that disposition indicated by the decedent in his will shall control the effect of such a disclaimer. Other provisions of Section 31-1-103 may give rights to the heirs at law of Pearl W. Binkley, one of whom is **Janet Binkley Garner** notwithstanding the fact that she was not named as residuary beneficary under the terms of the will of George T. Binkley, III.

To clarify any ambiguity in effect of the disclaimer and to honor the intent of the testator, **Janet Binkley Garner** conveys by this quitclaim deed her entire interest of whatever nature, or to the extent of any such inerest, to Jo Ann Binkley.

JUN 1 11 22 AM '93
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
2.4993.

This is ( )improved property, known as: 1300 Graybar Lane, Nashville, Tennessee

WITNESS THE EXECUTION HEREOF on May 27, 1993.

1630 06/01 0101 03CHECK 8.00

Janet Binkley Garner

State of VIRGINIA
County of FAIRFAX
On MAY 27, 1993, before me the undersigned authority, personally appeared **Janet Binkley Garner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires May 31, 1995

My Commission Expires: _____

Notary Public