THIS INSTRUMENT PREPARED BY:

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

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Doris P. Anderson P.O. Box 345 1029 Lennox Avenue Ridgetop, TN 37152	Same	To be assigned

RUBY I. PHELAN, a/k/a RUBY IRENE PHELAN, died on December 1, 1992, at the age of 83 years, leaving a Will dated December 5, 1988. The Will was admitted to Probate on February 17, 1993, in the Probate Court for Davidson County, Tennessee, Docket Number 93P-220. The Will named C. H. PHELAN, JR. as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance has been received, a copy of which is attached as EXHIBIT "A". The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of RUBY I. PHELAN, a/k/a RUBY IRENE PHELAN, C. H. PHELAN, JR., Executor, joined by C. H. PHELAN, JR., individually, BOBBY FRANK PHELAN, SAMMY E. PHELAN, DORIS P. ANDERSON, LOU IRIS WEBB and IRVIN R. PHELAN, being the only children born to or adopted by C.H. PHELAN, SR., a/k/a C. HORACE PHELAN, a/k/a CHARLIE HORACE PHELAN, and RUBY I. PHELAN, a/k/a RUBY IRENE PHELAN, during their respective lifetimes, their only heirs-at-law, and the only beneficiaries under the Decedent's Will, quitclaim to DORIS P. ANDERSON, her heirs or assigns, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 2, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993, and revised June 11, 1993, as follows:
>
> TRACT 2: BEGINNING at an iron pin (new) at a fence corner, the most southwest corner of J. R. McCasland (Deed Book 1225, page 215); thence, with the line of said McCasland, S. 84 deg. 30' 09" E. 361.01 feet to an iron pin (new) in the line of said McCasland; thence, S. 05 deg. 31' 50" W. 78.25 feet to an iron pin (new); thence, S. 87 deg. 35' 20" W. 875.69 feet to an iron pin

(new); corner to Tract 6, this survey; thence, N. 32 deg. 35' 57" W. 246.38 feet to an iron pin (new), corner to Tract 1, this survey; thence, N. 74 deg. 10' 02" E. 716.93 feet to an iron pin (new) in the line of said McCasland; thence, S. 07 deg. 36' 16" W. 256.11 feet to the beginning, containing 5.01 acres, more or less.

EASEMENT:

By his signature hereto, C. H. Phelan, Jr., a single man, conveys to Lou Iris Webb, her heirs or assigns, and Doris P. Anderson, owner of Tract 2 on the said survey, a non-exclusive easement for ingress and egress and for utilities 50-feet in width across the property conveyed to C. H. Phelan, Jr., of record in Book 5831, page 265, Register's Office for Davidson County, Tennessee, and by their signatures hereto, Lou Iris Webb and Doris P. Anderson convey, each to the other, a non-exclusive easement for ingress and egress and for utilities for that portion of the said easement located on the properties this date conveyed to them, it being understood that the said easement shall be for the mutual use and benefit of C. H. Phelan, Jr., Lou Iris Webb and Doris P. Anderson, their respective invitees, heirs, personal representatives and assigns, said easement being more particularly described as follows, to-wit:

BEGINNING at a point in the easterly margin, 25 feet from the center line of Brick Church Pike, the most northwest corner of this easement, and being the most northwest corner of C. H. Phelan (Deed Book 5831, page 265); thence, leaving said Pike, N. 74 deg. 39 min. 47 sec. E. 151.03 feet to an iron pin, said point being the most northeast corner of said C. H. Phelan; thence, N. 74 deg. 39 min. 47 sec. E. 50.00 feet to a point, thence, S. 32 deg. 35 min. 57 sec. E. 52.36 feet to a point; thence, S. 74 deg. 39 min. 47 sec. W. 203.50 feet to a point in the margin of said Brick Church Pike; thence, with said Pike, N. 29 deg. 59 min. 30 sec. W. 51.68 feet to the beginning, containing 0.23 acres, more or less.

BEING a part of a 38.96 acre tract conveyed to C. Horace Phelan, a/k/a C. H. Phelan, Sr., a/k/a Charlie Horace Phelan, by deed from Rosetta Phelan, Nellie Phelan Ragan, W. Henry Phelan, Annie Phelan Stephens, Georgia Phelan Boyce and Birdie Phelan Miller, the heirs-at-law of J. W. Phelan, deceased, dated March 23, 1945, and filed for record in Book 1320, page 347, Register's Office for Davidson County, Tennessee. The said C. Horace Phelan, a/k/a C. H. Phelan, Sr., a/k/a Charlie Horace Phelan, predeceased Ruby I. Phelan, a/k/a Ruby Irene Phelan, and, by his Last Will and Testament, not filed for probate, he gave, devised and bequeathed all of his estate to his wife, Ruby Irene Phelan. The said C. H. Phelan, Jr., Bobby Frank Phelan, Sammy E. Phelan, Doris P. Anderson, Lou Iris Webb and Irvin R. Phelan were the only children born to or adopted by both C. Horace Phelan, a/k/a C. H. Phelan, Sr., a/k/a Charlie Horace Phelan, and Ruby I. Phelan, a/k/a Ruby Irene Phelan, during their respective lifetimes, their only heirs-at-law and the only devisees and beneficiaries under the said Last Will and Testament of Ruby Irene Phelan. By their signatures hereto, the undersigned represent and warrant that there are no other persons, corporations or other entities who have any interest whatsoever in the real property hereinabove described.

This transfer is by quitclaim and we make no warranties about the title.

WITNESS our hands on the day and date acknowledged below.

C.H. PHELAN, JR., Individually and as Executor of the Estate of Irene Phelan, Deceased

BOBBY FRANK PHELAN, Individually

SAMMY E. PHELAN, Individually

DORIS P. ANDERSON, Individually

LOU IRIS WEBB, Individually

IRVIN R. PHELAN, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. H. PHELAN, JR., BOBBY FRANK PHELAN, SAMMY E. PHELAN, DORIS P. ANDERSON, LOU IRIS WEBB and IRVIN R. PHELAN, 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 20th day of Sept., 1993.

NOTARY PUBLIC

My Commission Expires: 1-23-94

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).

AFFIANT

Sworn to and subscribed before me this the 20th day of Sept., 1993.

NOTARY PUBLIC

My Commission Expires: 1-23-94

EXHIBIT A

BOOK 9086 PAGE 164

NT 60935

TENNESSEE DEPARTMENT OF REVENUE

NON-TAXABLE
CERTIFICATE

C. H. PHELAN, JR.
ESTATE REPRESENTATIVE

ACCT. NO. 93-07340

To MR. HOMER R. AYERS
ATTORNEY AT LAW
STE.201, 112 LONG HOLLOW PIKE
GOODLETTSVILLE, TN 37072

Estate of:
PHELAN, RUBY IRENE
DAVIDSON (19)
12/01/92

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above Estate. The values as reported on all forms of property within the return appear to be fairly reported. The allowance of all lawful debts, deductions and the applicable statutory exemption, exempts the estate from taxation.

As provided in Section 67-8-420, Tennessee Code Annotated, this certificate authorizes the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 24th day of August, 19 93

7483 09/21 0101 03CHECK 16.00

COMMISSIONER OF REVENUE

By _____
Director of Office Audit and Examination

V 0194(REV 9 91)

15 002 1900

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

93 SEP 21 AM 8:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION