This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219
(615) 726-5600

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Mary F. McMillen, et al.	same	117-8-221; 117-8-222; 118-1-3; 118-1-4; 118-1-14; 118-1-15; 118-1-16; 118-1-448; 118-2-189; 118-2-190; 118-1-101; 118-1-102; 105-13-212; 105-13-129; 105-14-74; 117-11-B-107C0; 117-11-B-115C0
1505 Harding Place		
Nashville, Tennessee 37215		

93 SEP 27 PM 1:58 FELIX E. ... REGISTER DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

9910 09/27 0101 03CHECK 28.00

Hazel Ann Franklin died on October 30, 1990, leaving a will dated August 22, 1990. The will was admitted to probate on November 5, 1990 in the Probate Court, Davidson County, Tennessee, Docket Number 96256. The will named Mary F. McMillen and Martha F. Thompson as co-executors. The executors are duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received. The executors, by signing this Deed, release any right they have to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Hazel Ann Franklin, Mary F. McMillen and Martha F. Thompson, Executors, quitclaim to Mary F. McMillen and Martha F. Thompson all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being land situated in Davidson County, Tennessee as follows:

SAID EXECUTOR'S QUITCLAIM DEED IS PREPARED SOLELY ON INFORMATION PROVIDED BY THE GRANTOR'S HEREIN.

TRACT 1:

Being lot No. 16 on the map of B. J. McCarthy's Subdivision, as of record in book 421, page 170, Register's Office for said County. Said lot No. 16 fronts 100 feet on the southerly side of Gale Avenue and runs back 388, feet on the westerly line and 410 feet on the easterly line to the northerly margin of the right-of-way of the Tennessee Central Railroad, measuring 101 feet thereon.

Being the same real property conveyed to Margaret Edwards Haynes by deed from Joseph R. West, Clerk and Master, dated March 24, 1927, filed March 28, 1927, and recorded in book 770, page 201, the said Margaret Edwards Haynes having subsequently conveyed the remainder interest in said property to Minnie Edwards and Ada Rainey, by deed dated February 24, 1932, filed April 17, 1947, and recorded in book 1470, page 330, said Register's Office, the said Margaret Edwards Haynes reserving a life estate therein.

This conveyance is made subject to an easement for sanitary sewer of record in book 2394, page 245, a plan of which is shown on page 246, said Register's Office.

This is improved property known as 1519 Gale Lane.

Being the same property conveyed to R. H. Franklin and wife, Hazel Ann Franklin by deed from Margaret Edwards Haynes, Minnie Edwards and Ada Rainey of record in Book 3180, page 354, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee being the north part of Lot No. 17 on the Map of B. J. McCarthy's Subdivision, as of record in Book 421, page 170, Register's Office for said County.

Said part of said Lot No. 17 fronts 34½ feet on the south side of Gale Lane or Avenue and runs back between lines 197 feet on the east line, along the west line of Lot No. 16, and 154 feet on the west line, along the east margin of Belmont Boulevard, to a dead line in the rear, measuring 129 feet thereon.

Being the same property conveyed to R. H. Franklin and wife, Hazel Ann Franklin by deed from A. D. McWhorter, Jr. and wife, Harriet Elizabeth McWhorter of record in Book 2863, page 289, Register's Office for Davidson County, Tennessee.

This property is known as 3200 Belmont Boulevard.

TRACT 3 and 4:

Being the easterly part of Lot No. 15 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

BEGINNING at the northwest corner of the Granny White Pike, or 12th Avenue South, and Beechwood Avenue East, being the S. E. Corner of said Lot No. 12; thence with the northerly margin of Beechwood Avenue, westerly 156.4 feet to Rottero's S. E. corner; thence with her east line, northerly 97 feet, more or less, to the line between Lots Nos. 14 and 15; thence with said line easterly 163.7 feet to the westerly margin of said Avenue or Pike; thence with the westerly margin of said Avenue or Pike, southerly 97.25 feet, more or less, to the beginning.

Being the southerly part of Lot No. 14 on the Plan of Belmont Land Company's property, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County. SAID part of Lot No. 14 fronts 47.25 feet on the westerly side of 12th Avenue South, formerly the Granny White or Middle Franklin Pike, and runs back 237.7 feet to the southerly line and 242.2 feet, more or less, on the northerly line to an alley, and measures 47 feet thereon.

Being the westerly 75 feet of Lot No. 15 on the Plan of Belmont Land Company's Property called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 15 fronts 75 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of an alley, 97 feet to the southerly line of Lot No. 14.

Being the same properties conveyed to Robey H. Franklin and wife Hazel Ann B. Franklin by deed from the Trustees of Ashwood Church of Christ of record in Book 5071, page 893, Register's Office for Davidson County, Tennessee.

This property is known as 1202 Beechwood Avenue and 2411 12th Avenue South.

TRACT 5:

Land in Davidson County, Tennessee, being part of Lot No. 16 on Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 16 fronts 47.5 feet on the westerly side of the Granny White Pike or 12th Avenue South, and runs back between lines 223.5 feet on the southerly line and 227.6 feet on the northerly line to an alley, and measures 47.3 feet, more or less, thereon, and subject to that portion of said lot conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4011, page 652, Register's Office for said County.

TRACT 6:

Land in Davidson County, Tennessee, being part of Lot No. 16 on the Map of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Beginning at a point on the westerly margin of 12th Avenue South, or Granny White Pike, 47.5 feet south of the south margin of Beechwood Avenue; thence with the margin of said 12th Avenue South, southerly 49.75 feet to a point; thence westwardly 220.2 feet to the easterly margin of an alley; thence with said alley, northerly 49.7 feet, more or less to a point 47.3 feet, more or less south of the southerly margin of Beechwood Avenue; thence easterly 223.5 feet, more or less, to the point of beginning. Included in the above description but excluded therefrom is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4011, page 653, Register's Office for said County.

TRACT 7:

Land in Davidson County, Tennessee, being the northerly 47.25 feet of Lot No. 17 in Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 47.25 feet on the westerly side of 12th Avenue South, or Granny White Pike, and runs back between lines, 220.2 feet on the north line and 216 feet, more or less, on the south line, to an alley in the rear, and measures 47 feet, more or less thereon. Excluding that portion of said lot conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4012, page 322, Register's Office for said County.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Ann Franklin by deed from C. S. Baker and wife, Elizabeth T. Baker of record in Book 5113, page 838, Register's Office for Davidson County, Tennessee.

Tracts 5, 6 and 7 are known as 2501, 2503 and 2505 12th Avenue South.

TRACT 8:

Being lot no. 13 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for said County.

Said lot No. 13 fronts 50 feet on the easterly side of 8th Avenue South or the Franklin Pike, and runs back between parallel lines 170 feet to an alley.

TRACT 9:

Being lot No. 14 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for said County.

Said lot No. 14 fronts 50 feet on the easterly side of 8th Avenue South, or the Franklin Pike, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Ann Franklin by deed from Frederic S. Peyser and wife, Mary P. Peyser of record in Book 5781, page 898, Register's Office for Davidson County, Tennessee.

Tracts 8 and 9 are known as 2506 and 2508 Franklin Pike.

TRACT 10:

Being Lots Nos. 1 and 2 on the Plan of Montrose Place, in Book 57, page 93, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 96.2 feet more or less on the southerly side of Caruthers Avenue, and runs back 170 feet on the easterly line and 170.9 feet more or less on the westerly line with the easterly margin of 12th Avenue South, formerly Granny White Pike, as widened, to an alley, measuring 108.6 feet more or less, thereon.

Tract 10 is known as 2500 12th Avenue South.

TRACT 11:

Being Lot No. 3 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of Caruthers Avenue, and runs back between parallel lines, 170 feet to an alley.

Tract 11 is known as 1111 Caruthers Avenue.

TRACT 12:

Being the southwest part of Lot No. 22 on the Map of W. A. Gilmore's Subdivision of certain Lots in W.L.B. Lawrence's Plan, as of record in Book 161, page 160, Register's Office for said County.

Said part of said Lot No. 22 fronts 100 feet on the north side of Caruther's Avenue, and runs back between lines, 183.84 feet more or less on the easterly line and 186 feet on the westerly line along the easterly margin of 12th Avenue South or Granny White Pike, to a dead line in the rear on which it measures 100 feet.

Being part of an unnumbered lot on the Plan of the W.L.B. Lawrence property, as of record in Book 21, page 148, Register's Office for said County, being part of Lot No. 22 on an unregistered plan of said Lawrence property, described as follows:

BEGINNING on the northerly margin of Caruthers Avenue at a point 100 feet east of the easterly margin of 12th Avenue South or the Granny White Pike; thence with the northerly margin of Caruthers Avenue, eastwardly 100 feet to the southwest corner of Lot 4 on the Map of W. A. Gilmore's Subdivision, as of record in Book 161, page 160, Register's Office; thence with the westerly line of Lot 4, northwardly 181.55 feet; thence westwardly 100 feet to a point 100 feet east of the easterly margin of 12th Avenue South; thence southwardly 183.775 feet more or less, to the beginning.

Being the same property conveyed to R. H. Franklin and wife, Hazel Ann B. Franklin, by deed from Roberson Auto Parts, Inc. of record in Book 4358, page 8, Register's Office for Davidson County, Tennessee.

This is known as 2400 12th Avenue South.

TRACT 13:

Being the northerly part of Lot No. 14 on the Plan of Belmont Land Company's Subdivision, as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning in the westerly margin of 12th Avenue, South, formerly Granny White or Middle Franklin Turnpike, at the northeast corner of said Lot No. 14 and runs thence southerly with the westerly margin of said Avenue, 50 feet more or less to Cayce's northeast corner; thence with his north line, westerly 242-1/2 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, northerly 50 feet, more or less, to the corner of Lots Nos. 13 and 14; thence with the line between said two lots easterly 246 feet to the beginning.

Being the same property conveyed to Robey H. Franklin and wife, Ann B. Franklin by deed from Estes-Taylor Company, a Tennessee corporation; of record in Book 4534, page 260, Register's Office for Davidson County, Tennessee.

This property is known as 2407 12th Avenue South.

TRACT 14:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 66 on the Plan of Waverly Place, as of record in book 57, pages 94 and 95, Register's Office for said County, described as follows:

Beginning at an iron pin on the westerly margin of 8th Avenue, South, as widened, 749.42 feet north of Bradford Avenue at the corner of lots 65 and 66; thence with the line between said lots, south 75 degrees 25' west 179.8 feet to an iron pin in the easterly margin of an alley; thence with said alley northerly 191.24 feet to the southwest corner of the property conveyed to F. W. Jones, by deed from Elizabeth Hosse, of record in Book 611, page 704, said Register's Office; thence with the southerly line of same, eastwardly 205 feet to the westerly margin of 8th Avenue, South; thence with said Avenue Southwardly 185 feet to the beginning.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Ann Franklin by deed from Jack Brandon Insurance Agency, Inc., a Tennessee corporation of record in Book 5003, page 757, Register's Office for Davidson County, Tennessee.

This property is known as 2115 8th Avenue South.

TRACT 15:

Being Unit No. G-11, Parcel No. 107 on the Plat of the Villager East Condominium Apartments, of record in Book 5200, page 173, Register's Office for said County, to which reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc., by deed from Villager East, Inc., of record in Book 5433, page 817, Register's Office for said County.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Villager East Condominiums of record in Book 5457, page 298, Register's Office for said County.

Being the same property conveyed to Robey H. Franklin and wife, Hazel A. Franklin by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5717, page 149, Register's Office for Davidson County, Tennessee.

This is known as 3600 Hillsboro Pike G-11.

TRACT 16:

Being Unit No. H-3, Parcel No. 115 on the Plat of the Villager East Condominium Apartments, of record in Book 5200, page 178, Register's Office for said County, to which reference is here made for a more complete and accurate description.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Villager East Condominiums, of record in Book 5457, page 298, Register's Office for said County.

Being the same property conveyed to Robey H. Franklin and wife Hazel A. Franklin by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5717, page 173, Register's Office for Davidson County, Tennessee.

This is known as 3600 Hillsboro Pike H-3.

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

Witness my hand at Nashville, Tennessee this 27th day of September, 1993.

ESTATE OF HAZEL ANN FRANKLIN

By: Martha F. Thompson
Co-Executor

By: Mary F. McMillen
Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Mary F. McMillen
AFFIANT

Subscribed and sworn to before me, this 27th day of September, 1993.

Dawn R. Gannon
NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 27, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dawn R. Gannon, a Notary Public of this county, Mary F. McMillen, Co-Executor for the Estate of Hazel Ann Franklin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 1993.

Dawn R. Gannon
NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 27, 1996

STATE OF VIRGINIA)
COUNTY OF Chesterfield

Personally appeared before me, Bonnie G. Stroud, a Notary Public of this county, Martha F. Thompson, Co-Executor for the Estate of Hazel Ann Franklin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of September, 1993.

Bonnie Attwood
NOTARY PUBLIC

My Commission Expires:
9-30-95