BOOK 9754PG952

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
John Robert Martin, et al 6450 Lickton Pike Goodlettsville, TN 37072	Same	Map 12 Parcel 9 Field Book 10D 10190

Decedent, IRA LOU MARTIN, died on June 6, 1994 leaving a Will dated December 20, 1976 which was admitted to Probate on July 18, 1994 in the Probate Court for Davidson County, Tennessee, Docket Number 94P1085. The Will named JOHN ROBERT MARTIN 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 IRA LOU MARTIN, and pursuant to the request of the only other beneficiary of the said Estate, HAROLD S. MARTIN, the Executor, JOHN ROBERT MARTIN, quitclaims to HAROLD S. MARTIN and wife, BEVERLY V. MARTIN, a one-half (/12) undivided interest, as tenants by the entirety and JOHN ROBERT MARTIN a one-half (1/2) undivided interest, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows according to a survey by John B. Bates, Surveyor, dated March 13, 1978.

BEGINNING at a point in the northerly margin of Lickton Pike, a corner to A.J. Galbreath; thence with the margin of said pike, S 69 deg. W 52.0 feet to an iron pin, a corner to M.M. Duff; thence leaving said margin of said Pike and with the line of Duff, N 24 deg. 30' W 150.0 feet to an iron pin; thence N 27 deg. 30' W 864.00 feet to an iron pin; thence N 55 deg. E 336.00 feet to an iron pin and 15" hackberry at gate; thence N 45 deg. W 230.00 feet to an iron pin and a hackberry; thence N 24 deg. W 163.00 feet to an iron pin; thence N 19 deg. E 463.00 feet to an iron pin and post; thence N 6 deg. E 282.00 feet to a 36" elm tree in the line of Lehman; thence N S 83 deg. E 483.00 feet to a point; thence S 17 deg. 15' E. 1,534.5 feet to a post, a corner to A.J. Galbreath; thence with the line of said Galbreath, S 18 deg. 30' E 615.0 feet to the point of beginning, containing 16.65 acres, more or less.

INCLUDED in the above description but specifically excluded from this conveyance is a tract or parcel of land containing 0.38 acres conveyed to Sam Tinnin and wife, Glenda Tinnin, and James E. Simpson and wife, Sarah J. Simpson, by deed of record in Book 7684, page 823, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description of the meets and bounds of the property conveyed and other matters as shown on the said deed.

BEING a part of the same property conveyed to Ira Lou Martin by deeds of record in Book 5573, page 10 and Book 5262, page 133, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is: 6450 Lickton Pike, Goodlettsville, TN 37072.

The property description, as hereinabove set forth, is the same as that contained in the previous deed of record, less the conveyance of record in Book 7684, page 823, said Register's Office.

The parties hereto acknowledged that Ira Lou Martin owned a 5/6th undivided interest in the said property and that Harold S. Martin owned a 1/6th undivided interest at the time of the death of Ira Lou Martin. Notwithstanding, by the signatures of John Robert Martin and Harold S. Martin, the parties agree that the said property shall now be owned as tenants in common, Harold S. Martin and wife, Beverly V. Martin, owning a one-half (1/2) undivided interest as tenants by the entirety and John Robert Martin owning a one-half (1/2) undivided interest.

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

WITNESS our hands on this the 3rd day of August, 1995.

ESTATE OF IRA LOU MARTIN

BY: John Robert Martin
JOHN ROBERT MARTIN, Individually and as Executor

Harold S. Martin
HAROLD S. MARTIN, Individually

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ROBERT MARTIN, individually and as Executor, and HAROLD S. MARTIN, individually, 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 3rd day of August, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/27/97

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).

John Robert Martin
AFFIANT

Swern to and subscribed before me this the 3rd day of August, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/27/97

EXHIBIT A

TENNESSEE DEPARTMENT OF REVENUE

NON-TAXABLE CERTIFICATE

NT 76980

BOOK 9754 PG 954

MARTIN, JOHN R
ESTATE REPRESENTATIVE

ACCT. NO. 94-07277

To AYERS, HOMER R
112 LONG HOLLOW PK STE 201
GOODLETTSVILLE, TN 37072

Estate of:
MARTIN, IRA L
DAVIDSON (19)
06/06/94

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 31st day of August, 19 94.

COMMISSIONER OF REVENUE

By _____
Director of Office Audit and Examination

RV-0194(REV. 9-91) 15-002-1900

0086921
IDENTIF. # REFERENCE

95 AUG -7 PM 1:17
REGISTER
DAVIDSON COUNTY, TN.

7646 08/07 0101 01CASH 12.00