0144093
IDENTIF. ▲ REFERENCE

96 JAN 25 PM 3:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
Third Floor
P. O. Box 198888
Nashville, Tennessee 37219
(615) 244-4994

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

BOOK 9927 PG 622

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
John E. Jordan, Jr. 2154 Chelsea Avenue Memphis, TN 38108	- SAME -	081-16-735

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that John Edward Jordan III, Executor of the Estate of Mary Richardson Walker, deceased (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to an Agreed Order which was duly filed in the Probate Court Clerk's Office for Davidson County, Tennessee, under Docket No. 94P-1330, and is of record in Minute Book 401, Page 358, in said Probate Court Clerk's Office, a certified copy of which is attached hereto, hereby releases, remises and quitclaims unto John E. Jordan,

Jr. for and during the term of his life as a life estate, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on Exhibit A, which is attached hereto and incorporated herein by this reference. Upon the death of John E. Jordan, Jr., said property will pass to John Edward Jordan III in fee simple absolute.

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

WITNESS my hand this 11 day of January, 1996.

ESTATE OF MARY RICHARDSON WALKER, DECEASED

By: _____
John Edward Jordan III, Executor

STATE OF ILLINOIS)

COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Edward Jordan III, Executor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of January, 1996.

Carol L. Corradino
Notary Public

My Commission Expires: 6/3/96

"OFFICIAL SEAL"
CAROL L. CORRADINO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/3/96

EXHIBIT A

Improved property known as 1210 Phillips Street, Nashville, Davidson County, Tennessee, and also known as Parcel 735 on Metro Tax Map 081-16.

Being part of the same property conveyed to Mary Richardson Walker from Mary K. Richardson, by deed of record in Book 1290, Page 338, Register's Office for Davidson County, Tennessee. Said Mary Richardson Walker died July 1, 1994 leaving a will of record in Will Book 193, Page 106, Probate Court Clerk's office for Davidson County, Tennessee. Further, an Agreed Order providing for the conveyance of a life estate in said property to John E. Jordan, Jr. is of record in Minute Book 401, Page 358, Probate Court Clerk's Office for Davidson County, Tennessee.

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MB 401.358

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE:	)	
	)	NO. 94P-1330
ESTATE OF MARY RICHARDSON WALKER, DECEASED	)	

BOOK 8927 PG 625

AGREED ORDER

This cause came to be heard upon the Petition of Dr. C. J. Walker for elective share, year's support, exempt property and for homestead. Dr. C. J. Walker ("Dr. Walker") is the surviving spouse of Mary Richardson Walker (the "decedent').

The decedent was survived by Dr. Walker and by two sons, John E. Jordan, Jr., of Memphis, Tennessee ("John, Jr.") and John E. Jordan III, of Chicago, Illinois ("John III"). John III was born the grandson of the decedent, and he was adopted by the decedent as her son.

Dr. Walker, John, Jr. and John III have agreed, as evidenced by their signatures and the signatures of counsel below, to settle Dr. Walker's claims as well as related issues relating to the distribution of the estate among all three of them, all in accordance with the following particulars:

1. The Estate shall pay Dr. Walker a year's support allowance in the amount of $24,000.00. Dr. Walker has already received cash funds of $13,233.56 which belong to the estate and cash funds of $6,271.85 which belong to John, Jr. Dr. Walker will be credited with having previously received these funds, which total $19,505.41, in partial satisfaction of his year's support allowance. The Executor will pay to Dr. Walker a final payment of $4,494.59 in cash in full and complete satisfaction of the year's support allowance.

2. The Estate shall pay immediately a partial residuary bequest of $40,000.00 in cash to each of Dr. Walker, John, Jr. and John III.

3. The Estate will pay, when the estate is closed, an Executor's fee of $10,000.00 to the Executor, John III. This payment will be made in the form of payment of $4,000.00 cash and the distribution to John III of a $6,000.00 receivable he owed to the decedent at her death.

4. The tangible personal property of the decedent will be distributed among Dr. Walker, John, Jr. and John III as they may agree.

5. The Estate will convey to Dr. Walker fee absolute title to the parcels of real estate located at 1019 11th Avenue North, 1113 Jackson Street and 929 11th Avenue North, all in Nashville, Davidson County, Tennessee. BOOK 9927PG626

6. The Estate will convey the parcel of real estate at 1210 Phillips Street, Nashville, Davidson County, Tennessee, to John, Jr. for and during the term of his life as a life estate. Upon the death of John, Jr., this parcel will pass to John III in fee simple absolute.

7. The Estate will convey the parcels of real estate at 1214 Phillips Street, 1018 16th Avenue North and 923 12th Avenue North, all in Nashville, Davidson County, Tennessee, to John III in fee simple absolute.

8. The parcel of real estate at 1211 Scovell Street, Nashville, Davidson County, Tennessee, will be sold at public auction and the proceeds equally divided among Dr. Walker, John, Jr. and John III.

9. Any life insurance policies owned by the decedent will be surrendered for their cash value and the proceeds will be divided equally among Dr. Walker, John, Jr. and John III.

10. All remaining assets of the estate, which consist of cash, will be retained by the Executor until the estate is closed and all final expenses and taxes are paid. At that time, the remaining cash in the estate will be distributed equally among Dr. Walker, John, Jr. and John III.

11. All court costs in this matter will be paid by the estate, not by Dr. Walker.

It is **ORDERED, ADJUDGED** and **DECREED** that the foregoing particulars are adopted in full as the Final Judgment in this cause.

ENTERED this 9 day of November, 1995.

Barbara D. Haynes
JUDGE

C. J. Walker, M.D.

Dr. C. J. Walker

FILED 9927 PG 627

David C. Rutherford

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BK 9927 PG 628

John E. Jordan, Jr.

Keith C. Kyles, Esq.
attorney for John E. Jordan, Jr.,
No. 10018

Evans & Kyles
200 Jefferson Avenue, Suite 850
Memphis, TN 38103-2328

John E. Jordan III, individually
and as Executor of the estate of
Mary Richardson Walker, deceased

Jeffrey Mobley, attorney for
John E. Jordan III,
No. 10064

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North, Third Floor
P. O. Box 198888
Nashville, TN 37219-8888

STATE OF TENNESSEE, DAVIDSON COUNTY

I Richard R. Rooker, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of the original on file in my office. Minute Book 401 Page 358
Given under my hand and official seal, at office, in Nashville, this 15th of Dec. 1995.

RICHARD R. ROOKER, CLERK

By _____ Deputy Clerk