Box 18
MDS

BOOK 9934 PG 868

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0409885 1/17/96 plm

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Rebecca W. Hitt 213 Two Mile Pike Goodlettsville, TN 37072	Same	Map 107 Parcels 106 and 108

WHEREAS, Billy Hitt died testate on March 4, 1995, survived by his wife, Rebecca W. Hitt, and leaving a Last Will and Testament dated January 27, 1995, which has been probated and is properly recorded in Will Book 196, page 764, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Rebecca W. Hitt is the duly qualified and acting Executor of the Estate of Billy Hitt; and

WHEREAS, Billy Hitt owned a fifty percent (50%) undivided interest in the real properties described on Exhibit A hereto at the time of his death; and

WHEREAS, the Will of the said Billy Hitt directs that a portion of his residuary estate be allocated to the Family Share and distributed to the Co-Trustees of the Family Trust established under the Will and that the remaining portion of the residuary estate be allocated to the Marital Share and distributed to his surviving spouse, Rebecca W. Hitt; and

WHEREAS, the said Will vests the power and responsibility in the Executor for allocating the assets of the decedent's residuary estate between the said Family Share and the said Marital Share; and

WHEREAS, the Executor has determined that pursuant to the powers vested in the Executor, the said properties should be allocated in part to the Family Share and distributed to the Co-Trustees of the Family Trust and in part to the Marital Share and distributed to his surviving spouse, Rebecca W. Hitt; and

WHEREAS, the Co-Trustees of the said Family Trust desire to join in this conveyance for the purpose of confirming that after the date of this conveyance the Family Trust has only that percentage undivided interest in the real properties described on Exhibit A hereto as set forth herein.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, REBECCA W. HITT by these presents does hereby quitclaim and convey all of her right, title and interest as Executor of the Estate of Billy Hitt in and to those certain tracts of real property located in Davidson County, Tennessee, all as more particularly described on Exhibit A attached hereto, as follows:

(a) a sixty-four percent (64%) undivided interest in and to said real properties to REBECCA W. HITT and JAMES E. SUMMAR, SR., as Co-Trustees of the Family Trust established under the Will, their successors and assigns with full power and authority to transfer, convey and encumber said real properties without the joinder of any other party; and

(b) a thirty-six percent (36%) undivided interest in and to said real properties to REBECCA W. HITT, individually, her heirs and assigns.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 22 day of January, 1996.

Rebecca W. Hitt
Rebecca W. Hitt, Executor
of the Estate of Billy Hitt
and as Co-Trustee of the Family
Trust created under the Will of
Billy Hitt

James E. Summar Sr. Co-Trustee
James E. Summar, Sr., Co-Trustee
of the Family Trust created under the
Will of Billy Hitt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid REBECCA W. HITT, 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 22nd day of January, 1996.

Eleanor L. Gatlin
Notary Public

My Commission Expires:
7-25-98

BOOK 9934 PG 870

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid JAMES E. SUMMAR, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of January, 1996.

Eleanor L Walker
Notary Public

My Commission Expires:
7-25-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Rebecca W. Hitt
Rebecca W. Hitt

Subscribed and sworn to before me
this 22nd day of January, 1996.

Eleanor L Walker
Notary Public

My Commission Expires:
7-25-98

3531 02/01 01:01 03CHECK 16.00

EXHIBIT A

DESCRIPTION OF REAL PROPERTY BOOK 9934 PG 871

TRACT I

All that tract or parcel of land in Davidson County, Tennessee, and shown as Reserved Parcel "A" on the plat of Starline Subdivision of record in Plat Book 5200, Page 397, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the Southern R.O.W. margin of Massman Drive said monument being 581.01 feet East of the Eastern property line of Patricia Heights Subdivision, Section I; thence South 45° 45' West 150.00 feet to an iron pin; thence South 44° 15' East 220.00 feet to an iron pin; thence North 45° 45' East 150.00 feet to a concrete monument in the Southern R.O.W. margin of Massman Drive; thence with said R.O.W. North 44° 15' West 220.00 feet to the point of beginning. Said tract containing 0.757 acres, more or less

TRACT II

All that tract or parcel of land in Davidson County, Tennessee, and shown as Reserved Parcel "B" on the plat of Starline Subdivision of record in Plat Book 5200, Page 397, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin located in the Southern R.O.W. margin of Massman Drive said pin being 1081.01 feet East of the Eastern property line of Patricia Heights Subdivision, Section I; thence leaving said R.O.W. South 25° 20' 07" West 476.75 feet to a point; thence South 87° 21' East 132.44 feet to a point; thence South 86° 18' East 50.25 feet to a point; thence South 87° 20' East 200.00 feet to a point; thence South 3° 00' West 135.50 feet to a point; thence South 86° 54' East 175.00 feet to a point in the southern R.O.W. margin of Massman Drive; thence with said R.O.W. North 2° 59' East 75.33 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 275.00 feet, 196.03 feet to a point, thence North 37° 52' West 197.00 feet to a point; the beginning of a curve to the left; thence with said curve having a radius of 519.87 feet, 58.00 feet to a point; thence North 44° 15' West 190.99 feet to the point of beginning. Said tract containing 3.608 acres, more or less

Being part of the same property an undivided 50% interest in which was conveyed to Billy Hitt by warranty deed dated December 1, 1965 of record Deed Book 4098, page 880, Register's Office of Davidson County, Tennessee, the said Billy Hitt having since died.

0146194
IDENTIF. ↑ REFERENCE
96 FEB -1 PM 1:17
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.