This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10324 PG 851

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

EXECUTOR QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Thomas M. O'Brien, Trustee 4749 Miners Cove Nashville, Tennessee 37013	Same	149-5-160

WHEREAS, Philip Joseph O'Brien, III (a/k/a Phil O'Brien, Phil O'Brein, III and Phil O'Brien, III) owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Philip Joseph O'Brien, III died on December 2, 1995 leaving a Last Will and Testament dated February 28, 1985 ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee on January 3, 1996 as Case No. 95P1990 and is recorded in Will Book 202, page 456, among said probate records; and

WHEREAS, as a result of a qualified disclaimer filed by Marion Smith O'Brien on July 10, 1996 and the terms of the Will, the real property described herein is to be distributed to Thomas M. O'Brien, Trustee of a Trust "B" created under the Will; and

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to the Trustee of the Trust "B" created under the Will.

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **THOMAS M. O'BRIEN, EXECUTOR OF THE ESTATE OF PHILIP JOSEPH O'BRIEN, III** ("Grantor") this day executes this Executor Quitclaim Deed in order to evidence the transfer unto **THOMAS M. O'BRIEN, TRUSTEE OF THE TRUST "B" UNDER WILL OF PHILIP JOSEPH O'BRIEN, III, DATED FEBRUARY 28, 1985,** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of 2nd Revision, Terragon Trails, Section V, of record in Book 5200, page 18, Register's Office, Davidson County, Tennessee. (Description from prior deed).
>
> Being the same property conveyed to Phil O'Brien, III by deed from L. O. Trabue, Jr., and C. T. Jackson and wife, Catherine T. Jackson of record in Book 6941, page 888, Register's Office, Davidson County, Tennessee.

This is improved property known as 4789 Terragon Trail, Antioch, TN 37013

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 17th day of April, 1997.

Thomas M. O'Brien

THOMAS M. O'BRIEN, EXECUTOR OF THE
ESTATE OF PHILIP JOSEPH O'BRIEN, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Thomas M O'Brien
Affiant

Sworn to and subscribed to before me,
this the 17th day of Jan, 1997.

Janet L Locke
Notary Public

My Commission Expires:

My Commission Expires: 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **THOMAS M. O'BRIEN** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this 17th day of Jan., 1997.

Janet L Locke
Notary Public

My Commission Expires:

0265619
IDENTIF. ↑ REFERENCE

97 JAN 21 PM 1:45
DAVIDSON COUNTY, TN.

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8.00