Box 18

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

EXECUTOR'S QUITCLAIM DEED

BOOK 10448 PG 25

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers:
: Karen Van Eldik : 516 Baxter Avenue : Nashville, TN 37220	Same	: Map: 118-1 : Parcel 54

WHEREAS, by deed dated December 30, 1986, of record in Deed Book 7087, page 652, Register's office of Davidson County, Tennessee, James Hudiburg, Executor of the Estate of Ephram Melvin "Buster" Birdine conveyed certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "Property") to Earnest F. Burke and Mary Ella Burke, and to Mabel J. Austin (being one and the same as Mabel Johnson Austin) as equal tenants-in-common; and

WHEREAS, Mabel Johnson Austin died testate on April 4, 1995, leaving a Last Will and Testament of record in Will Book 197, page 379, Register's Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, the Will appoints Joda F. Austin, Jr. as Executor, and the said Joda F. Austin, Jr. is the duly qualified and acting Executor of the Estate; and

WHEREAS, the said Will vests the power and responsibility in the Executor for allocating the assets of the Estate between the beneficiaries of the Estate whether pursuant to the terms of the Will or otherwise.

NOW, THEREFORE, pursuant to the authority granted to me as Executor under the Last Will and Testament of Mabel Johnson Austin, deceased, the undersigned, Joda F. Austin, Jr. as Executor of the Will, and not further or otherwise, does hereby quitclaim and convey unto Marcia Lewis Lamberth a one-sixth (1/6) undivided interest in and to the Property; and the undersigned, Joda F. Austin, Jr., as Executor of the Will, and not further or otherwise, does hereby quitclaim and convey unto Karen Lewis Van Eldik a one-sixth (1/6) undivided interest in and to the Property; and the undersigned, Joda F. Austin, Jr., as Executor of the Will, and not further or otherwise, does hereby quitclaim and convey unto Kathryn Lewis Barnes a one-sixth (1/6) undivided interest in and to the property.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1 day of May, 1997.

Joda F. Austin, Jr., as Executor of the Estate of Mabel Johnson Austin, and not further or otherwise

The undersigned, Joda F. Austin, Jr., joins in this conveyance for the purpose of quitclaiming and conveying all of his right, title and interest in and to the Property to Marcia Lewis Lamberth, Karen Lewis Van Eldik and Kathryn Lewis Barnes, as tenants-in-common.

Joda F. Austin, Jr.

STATE OF ~~TENNESSEE~~ TEXAS)
)
COUNTY OF Denton)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joda F. Austin, Jr., as Executor of the Estate of Mabel Johnson and individually, 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 1 day of May, 1997.

JOANNE M. BRITTON
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 9-11-99

Notary Public

My Commission Expires:

9-11-99

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

BOOK 10448 PG. 27

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 6 day of May, 1997.

Notary Public

My Commission Expires:

5/28/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0302960

IDENTIF. & REFERENCE

97 MAY -8 PM 12:50

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

8883 05/08 0101 03CHECK 16.00

#510904.03

EXHIBIT A

BOOK 10448 PG. 28

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Victoria Place as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said lot No. 15 fronts 62.5 feet on the north side of Dallas Avenue; and runs back 147.3 feet on the west line and 152.6 feet on the east line, to a dead line and is 62.9 feet wide in the rear.

Being the same property conveyed to Bertie Lee Birdine and Easter Clemmons by deed from Albert May and wife, Lonnye Hays May, of record in Book 4336, page 145, Register's Office for said County. The said Bertie Lee Birdine and Easter Clemmons having both since died, with Easter Clemmons predeceasing Bertie Lee Birdine. Bertie Lee Birdine was the sole heir-at-law- of Easter Clemmons. Bertie Lee Birdine died leaving a surviving spouse, Ephram Lee "Buster" Birdine. Ephram Melvin "Buster" Birdine was the sole heir-in-law of Bertie Lee Birdine. The said Melvin Birdine died leaving a will of record in Will Book 154, page 102, Probate Court Clerk's office for Davidson County, Tennessee, wherein subject property is devised to the residuary beneficiaries of said will, but with the Executor having the power and authority pursuant to the provisions of said will to sell any real property in the decedent's state without court order or approval of any residuary beneficiaries. For further reference see Affidavit of Heirship of record in Book 7087, page 650, Register's Office for said County and State. Conveyance is made subject to the Plan of record in Book 332, Page 10, said Register's Office.

By the same property conveyed to Mabel Austin, Earnest F. Burke and wife, Mary E. Burke, jointly as tenants in common, with Austin owning one-half undivided interest therein by James Hudiburg, Executor of Estate of Ephram Melvin "Buster" Birdine, Deceased, dated December 30, 1986, of record in Book 7087, page 652, Register's Office for Davidson County, Tennessee.

Mable J. Austin retains a life estate in this property.