Box 18

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

EXECUTOR'S QUITCLAIM DEED

BOOK 10448 PG 29

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers:
: Joda F. Austin, Jr. : P.O. Box 943 : Goodlettsville, TN : 37070	: Same	: Map: 117-12 : Parcel 103

WHEREAS, of record in Deed Book 51, page 699, Register's Office of Davidson County Tennessee, Fannie Lee Noel Turner and Marquerite Noel Bandy 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 wife, Mary Ella Burke, and to Mabel 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 term 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 Joda F. Austin, Jr. all of his right, title and 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

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF ~~DAVIDSON~~ 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 Austin, and not further or otherwise, 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.

JENNIFER BRITTON
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 9-11-99

Notary Public

My Commission Expires:

9-11-99

0302961

IDENTIF. & REFERENCE

97 MAY -8 PM 12:50

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

8889 05/08 0101 CHECK 16.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10448 PG 31

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

#510304

EXHIBIT A

Being Lot No. 10 of Block "B" on the plan of Clairmont Subdivision, as of record in Book 974, page 8, Register's Office for said County. Said Lot No. 10 front 125 feet on the easterly side of Belmont Blvd. and runs back between parallel lines 200 feet to a dead line.

Being part of the property conveyed to Mabel Austin from Fannie Lee Noel Turner and Marguerite Noel Bandy of record in Book 51, page 699, Register of Deeds Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in deed from Miss Adelia Noel to Fannie Lee Noel Turner, et al, of record in Book 833, page 127, as modified by an instrument recorded in Book 1003, page 511, Register's Office for Davidson County, Tennessee.

Subject to an easement across the rear of said property for public utilities.

Subject to the restrictive covenant that no residence or dwelling house shall be erected on said land to cost less than $7,500.00.