This document was prepared by:

HOWARD M. SKIPWORTH #012469
3353 Union Hill Road, Suite C
Post Office Box 489
Joelton, Tennessee 37080-0489

QUITCLAIM DEED

Address new owner(s) as follows: KENNETH WAYNE WARD, 7132 Douglas Road, Joelton, Tennessee, 37080

Name and address of the person or entity responsible for payment of real property taxes: same

Map and Parcel No. 21 190

WHEREAS, Alvin Ewing Ward died 05 July 1974, a citizen and resident of Joelton, Davidson County, Tennessee, and, at the time of his death, was seized and possessed of certain real property located at and known as 6198 Eatons Creek Road, Joelton, Davidson County, Tennessee.

WHEREAS, at the time of his death, Alvin Ewing Ward left a certain paperwriting dated 01 May 1973, purporting to be his Last Will and Testament; and

WHEREAS, said paperwriting was filed with the Clerk of the Probate Court for Davidson County, Tennessee on 07 March 1997, of record in Will Book 111, page 114; and

WHEREAS, in said Last Will and Testament, Alvin Ewing Ward conveyed said property to his then wife, Adelaide H. Ward, for her natural life, with remainder to three sons, Scotty Ray Ward, Tommy Eugene Ward and Kenneth Wayne Ward, sole heirs at law, equally; and

WHEREAS, Scotty Ray Ward conveys his one-third undivided fee simple remainder interest in and to that certain real property as shown on **EXHIBIT A** attached hereto and made a part hereof to Kenneth Wayne Ward.

Now, **THEREFORE**, for and in consideration of Ten Dollars ($10.00), the Last Will and Testament of Alvin Ewing Ward, deceased, and other good and

valuable consideration, the receipt and adequacy of all of which are hereby acknowledged, I, Scotty Ray Ward, remainderman under the Last Will and Testament of Alvin Ewing Ward, deceased, do hereby remise, release and quitclaim unto Kenneth Wayne Ward, his heirs and assigns, forever, that one-third fee simple remainder interest in real property located and known as 6198 Eatons Creek Road, Joelton, Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may effect the premises.

This is improved property known as 6198 Eatons Creek Road, Joelton, Davidson County, Tennessee, 37080.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of July, 1997.

Scotty Ray Ward
SCOTTY RAY WARD
One-third remainderman

Kimberly M. Ward
KIMBERLY M. WARD, Wife

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and county aforesaid, personally appeared **SCOTTY RAY WARD**, one-third remainderman under the Last Will and Testament of ALVIN EWING WARD, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a one-third remainderman under the Last Will and Testament of ALVIN EWING WARD, deceased, and his wife, **KIMBERLY M. WARD**, and who executed the within instrument as one-third remainderman and wife for the purposes therein contained.

WITNESS my hand and official seal at Joelton, Davidson County, Tennessee, on the 16th day of July, 1997.

Sherrie Spann

NOTARY PUBLIC

My commission expires: 06/06/2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Kenneth W Ward

KENNETH WAYNE WARD, Affiant

Subscribed to and sworn before me
on this the 16th day of July, 1997.

Sherrie Spann

NOTARY PUBLIC

My commission expires: 06/06/2000

EXHIBIT A

A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey by Cantrell and Connell, Engineers, August 13, 1949, as follows:

BEGINNING at a point in the center line of Eatons Creek Road, at an iron pin at the mouth of Bernard Road, being Midgett's southwest corner; thence along Midgett's and Pruitt's south line, south 80 deg. 50' east 1056 feet to an iron pin; thence south 2 deg. 20' west 445.7 feet to an iron pin; thence north 88 deg. 55' west 169 feet to a point; thence northerly 302 feet more or less to a point; thence westerly 885 feet more or less to a point in the center line of Eatons Creek Road; thence with the center line of said road, north 1 deg. 45' east 139.5 feet to the beginning.

BEING the same property conveyed to Alvin Ewing Ward and wife, Margurette Ward by deed from Earl H. Honer and wife, Audry Pearl Honer, of record in Book 70, page 602, Register's Office for Davidson County, Tennessee, Margurette Ward since died.

6389 07/18 0101 02RECD 41.9

0328012
IDENTIF. & REFERENCE
PICK-UP
97 JUL 18 PM 3:14
REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10535 PG 342

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 7000.00
CON TX 25.90
PRFEE 1.00
MDEED 16.00
TOTAL 42.90
CHECK 42.90

07/18/97 01 15:15 0001 8389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0328012
IDENTIF. # REFERENCE

97 JUL 18 PM 3:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1176094