QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10545 PG 316

The actual consideration for this transfer is $0.

Mrs. Alice W. King, Executrix

Alice W. King, Executrix

Sworn to and subscribed before me on this 27 day of July, 1997.

My commission expires 9-26-98

This instrument was prepared by:

Thomas F. Bloom
500 Church Street 5th Floor
Nashville, Tennessee 37219

Address of New Owner: Paul G. Wilson, Trustee of Testamentary Trust of Nellie B. Osburn
4410 Park Avenue
Nashville, Tennessee 37209

Map & Parcel No. 42.9-59

Send tax bills to Paul G. Wilson, Trustee at the above address

KNOW ALL MEN THESE PRESENTS, that Alice B. King, Executrix of the Estate of Nellie B. Osburn, for good and valuable consideration and in compliance with her duties as Executrix of the Estate of Nellie B. Osburn, has conveyed, released, and forever quitclaimed unto Paul G. Wilson, Trustee for the beneficiaries of the Last Will and Testament of Nellie B. Osburn, Probate Court No. 96-P-1953, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 107 on the Plan of Section I, Kemper Heights, of record in Book 2331, page 65 and 66, Register's office fro Davidson County, Tennessee.

Said Lot No. 107 fronts 110 feet on the south side of Kemper Drive and runs back 282 feet on the east line and 297 feet on the west line to a dead line, measuring 109.5 feet thereon.

Being the same property conveyed to D.L. Batts and wife, Helen Batts, by deed from R.R. Mincy and wife, Mariam Mincy, of record in Book 2604, page 604, Register's office for Davidson County, Tennessee, and later conveyed toBenjamin Osburn and wife, Nellie Osburn by deed from D.L. Batts and wife, Helen Batts of record in Book 4836, page 51, Register's office for Davidson County, Tennessee. Benjamin Batts died on July 19. 19974

Conveyance made subject to restrictions in Book 2442, page 459. This property bears the street address of 407 N. Kemper Drive, Madison, Tennessee 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 27 day of July, 1997.

Mrs. Alice W. King, Executrix
Alice W. King, Executrix

Sworn to and subscribed before me on this 27 day of July 1997.

NOTARY

My commission expires on 9-26-98

BOOK 10545 PG 317

Affidavit of Heirship

Comes now, Alice W. King, Executrix of the Estate of Nellie B. Osburn, and after being duly sworn according to law attests and states:

1.) That she is the Executrix of the Last Will and Testament of Nellie B. Osburn, dated April 25, 1979 which was duly admitted to probate on December 23, 1996.

2.) That Nellie B. Osburn died a citizen and resident of Madison, Davidson County, Tennessee on October 23, 1996 and that, at such time, she was seized and possessed of certain property, located in Madison, Davidson County, Tennessee, of record in Book 4836, page 51, Register's Office for Davidson County, Tennessee and described as follows:

> Being Lot No. 107 on the Plan of Section I, Kemper Heights, of record in Book 2331, page 65 and 66, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 107 fronts 110 feet on the south side of Kemper Drive and runs back 282 feet on the east line and 297 feet on the west line to a dead line, measuring 109.5 feet thereon.
>
> Being the same property conveyed to D.L. Batts and wife, Helen Batts, by deed from R.R. Mincy and wife, Mariam Mincy, of record in Book 2604, page 604, Register's Office for Davidson County, Tennessee.
>
> Conveyance made subject to restrictions in Book 2442, page 459.

3.) That Nellie B. Osburn was a widow at the time of her death and had only one child, Thomas L. Osburn. Nellie B. Osburn is survived by her only son, named below, and the following persons:

Name:	Relationship:	Address:
Thomas L. Osburn	son	407 N. Kemper Drive, Madison, TN.
Thomas Lloyd Osburn, II	grandchild	2893 Whispering Hills, Chamblee, GA.
Rachel Michael Osburn	grandchild	204 Anderson Lane, Hendersonville, TN.
Sean Kendrick Osburn	grandchild	470 N. Kemper Drive, Madison, TN.
Benjamin Kirk Osburn	grandchild	2406-B Bakers Station Rd., Goodelettsville, TN.
Christopher Scott Osburn	grandchild	407 N. Kemper Dr., Madison, TN.
Renny Albert Osburn	grandchild	407 N. Kemper Dr., Madison, TN.

MAIL ENV.
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FELIX ... REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
133107

4.) That, under the terms of the Last Will and Testament of Nellie B. Osburn, the real property described above was left in trust for the benefit of the persons listed in para. 3 and that such trust will terminate on November 22, 1999 and the property will be distributed to the beneficiaries named above, according to the terms of the testamentary trust established in the Last Will and Testament of Nellie B. Osburn.

5.) That the Probate Court for Davidson County, Tennessee appointed Paul G. Wilson as Trustee of the above-described Trust on May 16, 1997 and that said Paul G. Wilson is the lawful owner of the above described real property as Trustee under the testamentary trust of Nellie B. Osburn.

5.) That this affidavit is freely given to help establish and reflect the heirship with respect to the real property owned by Nellie B. Osburn in Davidson County, Tennessee.

Further affiant saith not.

Mrs. Alice W. King, Executrix

Alice W. King, Executrix of the Last Will
and Testament of Nellie B. Osburn

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Alice W. King, 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 contained therein and who, upon being duly sworn affirmed that the facts contained in the foregoing instrument are true and correct to the best of her information, knowledge, and belief.

Sworn to and subscribed before me on this 27 day of July, 1997.

Faye J. Stroop

NOTARY

My commission expires: 9-28-98.

FAYE J. STROOP NOTARY PUBLIC DAVIDSON CO.