This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Wayne Groves et ux Barbara Groves 9689 Hwy. 96 Nashville, TN 37221	Same	Map 178 - 2

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

EXECUTOR'S QUITCLAIM DEED

Fred Cunningham died on November 21, 1996, leaving a will dated September 24, 1991. The will was admitted to probate on November 27, 1996 in the Probate Court, Davidson County, Tennessee, Docket Number 96P-1831. Wayne Groves was appointed executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 97-05844, a copy of which is attached as Exhibit "A". The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Fred Cunningham, Wayne Groves Executor, quitclaims to Wayne Groves and wife, Barbara Groves the following described real estate in Davidson County, Tennessee:

> Land in the 9th, formerly the 14th Civil District of Davidson County Tennessee, described according to a survey made by S. h. Hutchinson, March 14, 1959, as follows: BEGINNING at an iron spike in the center of the present Harding Road at the southeast corner of the property conveyed to Johnson Linton Allen by deed from Bettie Linton Allen, of record in Book 1467, page 606, Register's Office for said County; thence with said Allen's southern boundary line North 85 deg. 30' West 278.5 feet to an iron stake; thence South 0 deg. 15' West 183.5 feet to an iron stake; thence South 82 deg. 30' East 357 feet, more or less, to the western boundary line of the property conveyed to Johnson Linton Allen, Trustee, by deed from Bettie Linton Allen, of record in Book 1467, page 626, said Register's Office; thence North 19 deg. west to the center of Harding Road, continuing with the center of said Road in the same direction, in all 217 feet to the beginning, containing 1.46 acres, more or less.
>
> Being the same property conveyed to Olivia Groves Cunningham by deed from Kenneth E. Groves and wife, Annonia Faye Groves of record in Book 116, page 740, Register's Office for Davidson County, Tennessee. Olivia Groves Cunningham having since died, leaving said property to her surviving spouse, Fred Cunningham. Fred Cunningham having since died, leaving said property to Wayne Groves.

This transfer is by Quitclaim and we make no warranties about the title.

WITNESS my hand this 7th day of May, 1998.

THE ESTATE OF FRED CUNNINGHAM

Wayne Groves

Wayne Groves, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared **Wayne Groves**, known to me or proved to me on the basis of satisfactory evidence, to the person who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand this 7th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 11-22-98

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $ -0-.

Wayne Groves

AFFIANT

Sworn to and subscribed before me this 7th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 11-22-98

GrovesWayne.1Deed

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REGISTER'S FEE/REFERENCE

0436276