BOOK 11001 PAGE 558

NAME AND ADDRESS OF NEW OWNERS:
Barbara Rose Dobson
501 Preston Road
Antioch, TN 37013

Constance Marlene Ferrell
308 Rural Hills Road
Nashville, TN 37217

Bonnie Jean Gardner
P.O. Box 2069
Antioch, TN 37011

Carole Vivienne Anderson
313 Rural Hill Court
Nashville, TN 37217

SEND TAX BILLS TO:
Barbara Rose Dobson
501 Preston Road
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
MARK E. ADKINS, ATTORNEY
P.O. BOX 237
MURFREESBORO, TN 37133

PICK-UP

98 JUL -1 PM 1:54

FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN.

0457663

IDENTIFICATION REFERENCE

[illegible] 07/01/98 01:01 03CHECK 18.00

EXECUTRIX'S QUITCLAIM DEED
ESTATE OF VERNA G. CHARLTON
DAVIDSON COUNTY MAP 149-00-0 PARCEL 200.00

This Executrix's Quitclaim Deed is for the purpose of evidencing distribution of the real property to the beneficiaries of the Estate of Verna G. Charlton a.k.a. Verna C. Charlton and is exempt from transfer tax by T.C.A. 67-4-409(a)(3)(D).

The property subject to this conveyance was acquired on September 30, 1967 by Verna G. Charlton and her husband, Forest E. Charlton as tenants by the entirety. Forest E. Charlton died August 8, 1991 leaving Verna G. Charlton as sole owner of the property. Verna G. Charlton died on December 5, 1995. Barbara Rose Dobson and Bonnie Jean Gardner were appointed co-Executrix by the Probate Court of Davidson County. All debts of the decedent have been paid. The Tennessee Inheritance Tax receipt number is NT-125898, account no. 97-12294, a copy of which is attached as Exhibit A.

In accordance with the laws of Tennessee, Barbara Rose Dobson and Bonnie Jean Gardner as Co-Executrix of the Estate of Verna G. Charlton quitclaim an undivided one-fourth interest representing twenty-five percent (25%) ownership of the hereafter described property located in Davidson County, Tennessee to each of the following individuals, their heirs and assigns:

An undivided one-fourth interest representing twenty-five percent (25%) ownership to:
Barbara Rose Dobson
501 Preston Road
Antioch, TN 37013

An undivided one-fourth interest representing twenty-five percent (25%) ownership to:
Constance Marlene Ferrell
308 Rural Hill Road
Nashville, TN 37217

An undivided one-fourth interest representing twenty-five percent (25%) ownership to:

Bonnie Jean Gardner
P.O. Box 2069
Antioch, TN 37011

An undivided one-fourth interest representing twenty-five percent (25%) ownership to:

Carole Vivienne Anderson
313 Rural Hill Court
Nashville, TN 37217

The property subject to this conveyance is described as:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by James L. Murphy, Jr. & Co., Engineers, September 8, 1967, as follows, to wit:

BEGINNING at a point in the westerly margin of Bell Road, said point being 655.25 feet more or less from Murfreesboro Pike as measured in a southerly direction along the westerly boundary of the said Bell Road; thence north 80 degrees 28' 10" west 621.98 feet to a point; thence south 12 degrees 22' 35" west 166.37 feet to a point; thence south 39 degrees 29' 57" east 172.61 feet to a corner post; thence south 82 degrees 52'46" east 280.50 feet to a point; thence south 75 degrees 59' 16" east 247.00 feet to a point in the westerly margin of Bell Road; thence in a northerly direction along the westerly margin of Bell Road 288.35 feet to the point of beginning LESS the portions of the above property previously conveyed as described in the following paragraphs. The above description contains approximately 3.8617 acres. The previously conveyed properties contained approximately 2.15 acres. The property subject to the current conveyance is approximately 1.71 acres.

EXCLUDED PORTION #1: Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to Burch Anderson, Jr. and Carole C. Anderson as recorded in Deed Book 4886 Page 550 in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is:

Beginning at a point located on the west right-of-way line of Bell Road and said point also being 799.42 feet, more or less, south of Murfreesboro Pike; thence leaving said right-of-way north 77 degrees 54' 59" west 227.73 feet to a point; thence north 73 degrees 21'48" west 409.78 feet to a point; thence south 12 degrees 22'35" west 83.19 feet to a point; thence south 39 degrees 29' 57" east 172.61 feet to a point; thence south 82 degrees 52'46" east 280.5 feet to a point; thence south 75 degrees 59'16" east 247.0 feet to a point on the west right-of-way of Bell Road; thence north along said right-of-way 144.18 feet along a curve to the right having a radius of 1949.86 feet to the point of beginning and containing 2.15 Acres more or less.

EXCLUDED PORTION #2: Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to the State of Tennessee as recorded in Deed Book 10255, Page 428 in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is:

> Beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the common property line between James M. Lenahan and the subject property with the west existing margin of Bell Road; thence with said existing margin of Bell road northerly 81 feet more or less to a point 42.34 feet left of centerline survey station 93+42.68, said point being the point of intersection with the west proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 80.33 feet to James M. Lenahan north property line; thence with said property line South 73 degrees 25' 13" East 0.46 feet to the point of beginning, containing 39 square feet.

THE PROPERTY SUBJECT TO THIS CONVEYANCE is approximately 1.71 Acres and being part of the same property conveyed to Forest E. Charlton and wife, Verna C. Charlton, by deed from Audrey Charlton Sanders, of record in Book 4183, page 898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements and right-of-ways on record including the Drainage and Sewer Easements recorded in Deed Book 8461, Page 439 and in Deed Book 10255, Page 428.

Barbara Rose Dobson
BARBARA ROSE DOBSON, CO-EXECUTRIX

Bonnie Jean Gardner
BONNIE JEAN GARDNER, CO-EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Sworn to on this the 17th day of DECEMBER, 1997, by Barbara Rose Dobson and Bonnie Jean Gardner, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who executed this foregoing instrument.

Witness my hand and notarial seal.

Mark E. Adkins
Notary Public

Commission Expires: 11/22/2000

MARK E. ADKINS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

AFFIANT

The consideration for this transfer is none.

Barbara Rose Dobson
Affiant

Sworn to and subscribed before me this 17th day of DECEMBER, 1997.

Mark E. Ladd
Notary Public

Commission Expires: 11/22/2000

NOTARY PUBLIC LARGE RUTHERFORD CO. TENN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TENNESSEE DEPARTMENT OF REVENUE

NON-TAXABLE CERTIFICATE

NT 125898

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GORDON, BARBARA
ESTATE REPRESENTATIVE

ACCT. NO. 97-13[illegible]

To ADKINS, MARK E
P O BOX 217
ROGERSVILLE, TN 37857

Estate of:
CHARLTON, VERNA G
HAWKINS (73)
12/[illegible]/96

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above Estate. The values as reported on all forms of property within the return appear to be fairly reported. The allowance of all lawful debts, deductions and the applicable statutory exemption, exempts the estate from taxation.

As provided in Section 67-8-420, Tennessee Code Annotated, this certificate authorizes the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 10th day of December, 19 97.

COMMISSIONER OF REVENUE
Vicki Jones
By _____
Field Audit Division

RV-0194(REV 6/96)

14-002-0115