STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Linda Boaz, Executrix of Estate
of Fannie Boaz

Subscribed and sworn to before me on this 10th day of December, 1998.

NOTARY PUBLIC
My commission expires: 9-23-2000

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

98 DEC 11 PM 3:47
DAVIDSON COUNTY, TN.
R.L. GARNETT REGISTER

052421
IDENTIF. & REFERENCE

Address New Owner:	Send Tax Bills To:	Map-Parcel #:
Linda Boaz Lafayette C. Boaz, Jr. 643 Myatt Drive Madison, Tennessee 37115	Same	Map 34-6 Parcel 28

EXECUTOR'S QUITCLAIM DEED

Fannie Boaz died on January 31, 1998 leaving a Will dated December 26, 1985. The Will was admitted to probate on April 1, 1998 in the Probate Court for Davidson County, Tennessee, Docket #98P-342. The Court also appointed Linda Boaz, the decedent's daughter, as Executrix. The Will named Linda Boaz, the decedent's daughter, as the beneficiary of two-thirds (2/3) of the Estate of Fannie Boaz, and Lafayette C. Boaz, Jr. as the beneficiary of one-third (1/3) of the Estate of Fannie Boaz.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Fannie Boaz, Linda Boaz, in her capacity as Executrix, quitclaims to Linda Boaz, individually, and Lafayette C. Boaz, Jr., as sole beneficiaries and devisees, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Arbo Engineering Company, October 7, 1967, as follows:

Beginning on the easterly margin of Edgefield Junction Road at the southwest corner of Tract No. 1 conveyed to M. S. Poteat by deed from Fletcher S. Cantrell and wife, of record in Book 2876, page 45, Register's Office for said County; thence with Poteat's southerly line, north 50 degrees 53' East 271.3 feet to a corner post; thence with the westerly line of the property conveyed to M. S. Poteat by deed from Fannie Dozier Johnson, of record in Book 3180, page 477, said Register's Office, and an old stone wall, south 29 degrees 40' east 223.7 feet to an iron pin in the northerly line of the property conveyed to Samuel E. Bender and wife, by deed from Houston Matthews and wife, of record in Book 3404, page 509, said Register's Office; thence with Bender's northerly lone, north 73 degrees 10' west 239 feet to the easterly margin of Edgefield Junction Road; thence with said road, north 45 degrees west 130.8 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Lafayette C. Boaz, Sr. by Quitclaim Deed from Linda Faye Boaz and Lafayette C. Boaz, Jr., of record in Book 4232, Page 681, Register's Office for Davidson County, Tennessee. The said Lafayette C. Boaz, Sr.

having died on June 30, 1965. His wife, the said Fannie Boaz, having died on January 31, 1998. An Affidavit of Heirship is of record at Book 11248, Page 260 Davidson County Register of Deeds Office which provides that by virtue of this devise, Linda Boaz now owns an undivided two-thirds (2/3) of this parcel of land and Lafayette C. Boaz, Jr. owns the other undivided one-third (1/3) of said parcel as tenants in common.

This is improved property known as 643 Myatt Drive, Madison, Tennessee 37115.

In accordance with the provisions of the Will of Fannie Boaz, Linda Boaz, in her capacity as Executrix, further quitclaims to Linda Boaz, individually, a life estate in the above-described real property.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 10th day of December, 1998.

Estate of Fannie Boaz

By: Linda D. Boaz
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Linda Boaz**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this 10th day of December, 1998.

Cherie A. Carter
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-23-2000

* * *

9601 12/11 0101 01CASH 10.00