BOOK 11273 PAGE 38

SEND TAX BILLS TO: (New Owner)

Terri Y. Ricketts
118 Vickers Avenue
Watertown, TN 37184

Map 114 Parcel 1

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
109 Castle Heights Ave. No.
Lebanon, TN 37087

ADMINISTRATRIX'S QUITCLAIM DEED

Verla S. Hodges died intestate on March 31, 1998 survived by Terri Y. Ricketts as her sole heir-at-law. Probate of the Estate of Verla S. Hodges was commenced on April 14, 1998 in Probate Court for Davidson County, Tennessee. Terri Y. Ricketts was appointed and duly qualified as Administratrix of the Estate. The Administratrix, by signing this Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of Tennessee Code Annotated §31-2-104, Terri Y. Ricketts, Administratrix quitclaims unto **TERRI Y. RICKETTS**, her heirs and assigns, forever, all right, title and interest in and to the following tracts or parcels of land, situate and lying in the 8th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

> PARCEL ONE: Beginning at an iron stake on the west side of J. A. Fisk driveway, same being the southeast corner of Kenneth Stevens' home tract; thence with west side of said driveway, S 12° E, 321 feet to a point in the center of Charlotte Pike; thence with said road, S 74° W, 241 feet to a point in the center of said road, (with stake in line on north margin of said road); thence leaving road going North 11° 30' W, 360 feet to a stake in Stevens' home tract; thence with south line of same, N 85° E, 238.5 feet to the point of beginning, containing 1.86 acres, more or less.
>
> Being the same property conveyed to Verla S. Hodges by Deed dated March 24, 1989 from Gladys Stevens, of record in Deed Book 7862, Page 910, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Tract 1: Beginning at an iron stake on the west side of J. A. Fisk driveway, same being the southeast corner of Kenneth Stevens' home tract; thence with west side of said driveway south 12° East 321 feet to a point in the center of Charlotte Pike; thence with said road South 74° West 241 feet to a point in the center of said road, (with stake in line on north margin of said road); thence leaving road going north 11° and 30' West 360 feet to a stake in Kenneth Stevens' home tract; thence with south line of same north 85° east 238.5 feet to the point of beginning, containing 1.86 acres.

Tract 2: Beginning at a stake on the J. P. Jordan south line, being the northwest corner of the J. A. Fisk tract; thence southerly 8° east 470 feet to a stake; thence north 88° east 127.5 feet to a stake; thence south 12° east 104.5 feet to a stake; thence south 85° west 336 feet to a stake; thence north 15° west 830 feet to a stake in the south boundary line of the J. P. Jordan tract; thence south about 60° east 400 feet to the point of beginning, containing 2.92 acres, more or less.

Being the same property conveyed to Verla S. Hodges by deed from Kenneth E. Stevens and wife, Gladys Stevens dated June 3, 1986 of record in Book 6889, Page 714, Register's Office for Davidson County, Tennessee.

PARCEL THREE: Beginning at an iron stake in the Kenneth E. Stevens' north property line and the southeast corner of the Ralph Hodges, et ux, property of record in Book 3643, page 211, R.O.D.C., Tennessee; thence North 8° West 171' to an iron stake; thence South 88° East 71' to an iron stake in the J. P. Jordan line; thence South 8° East 171' to a point; thence North 88° West 71' to the point of beginning containing .3 acres, more or less.

Being the same property conveyed to Ralph W. Hodges and wife, Verla Stevens Hodges by deed dated April 27, 1988, of record in Deed Book 7658, page 987, Register's Office for Davidson County, Tennessee. Ralph W. Hodges and wife, Verla Stevens Hodges were divorced in 1989 causing title to be held as tenants-in-common.

These descriptions are the same as in the prior deeds.

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

WITNESS MY SIGNATURE this 24th day of August, 1998.

Terri Y. Ricketts

TERRI Y. RICKETTS
Administratrix of the Estate of
Verla S. Hodges, Deceased

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, TERRI Y. RICKETTS, Administratrix of the Estate of Verla S. Hodges, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My commission expires: 10-20-01

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 98.

Deputy Register

0530611

IDENTIFICATION REFERENCE

98 DEC 30 PM 12:25

REGISTER
DAVIDSON COUNTY, TN.

ISSUED TOTO 02/27 2052