PICK-UP

This instrument was prepared by:
Colleen P. Mac Lean, Attorney at Law
Suite 300
101 Church Street
Nashville, Tennessee 37201

EXECUTOR'S QUIT CLAIM DEED

Instr:200004050034094 Page: 1 OF 3
REC'D FOR REC 04/05/2000 9:05:39AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Address New Owner: Robert Evans 3845 Nonaville RD Nashville, Tennessee 37122	Send Tax Bills To: SAME	MAP: 104-14 Parcel: 80

Sara Ladd died on the 21st day of July, 1995, leaving a Last Will and Testament, dated the 29th day of June, 1995. The will was admitted to probate on the 3rd day of November 1995, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). The will names Robert Evans as Executor. The Executor is duly qualified. All debts of the decedent have been paid or provisions made therefore. The Tennessee Department of Revenue "Non-Taxable Certificate" has been received, being account number 440225418, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of subsequent insolvency of the estate.

In accordance with the provisions of the will of Sara Ladd, Executor quit claims to Robert Evans, Trustee, all right, title and interest in the following described property in Davidson County, Tennessee.

> Land in Davidson County, Tennessee, being Lot No. 2 in a Subdivision of Lots Nos. 43 and 44 in Bransford Realty Company's Westmoreland Place, of record in Book 547, page 120, Register's Office for said County, as follows:
>
> Said Lot No. 2 fronts 72 feet on the easterly side of 30th Avenue South and runs back on the northerly line 240 feet 8 inches and 234.6 feet on the southerly line to a 20 feet Court and shows 32 feet on said Court.
>
> Being the same property conveyed to Charles E. Ladd and wife, Sarah L. Ladd by deed from Joe W. Terry and wife, Patricia S. Terry, and of record in Book 3876, page 939, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2214 30th Avenue South, Nashville, Tennessee 37212
>
> Charles E. Ladd died on February 23, 1995.

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

WITNESS my hand on this the 30 day of March, 2000.

Estate of Sara Ladd

BY: Robert Evans
Robert Evans, Executor

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 Robert Evans, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 30th day of March, 2000.

NOTARY PUBLIC

My commission expires: 2/27/2002

This instrument is exempt from tax under T.C.A. § 67-4-409 (a)(3)(d) and pursuant to T.C.A. § 67-4-409 (a)(5), the valuation oath is unnecessary.

N0018901

612768699 1230

EXHIBIT "A"

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF SARA L LADD
ATTN: COLLEEN P MAC LEAN
101 CHURCH ST STE 300
NASHVILLE TN 37201-1609

January 2, 2000

Account Type:	INHERIT TX
Account No.:	440225418
Date of Death:	July 21, 1995
County:	DAVIDSON
Social Security No.:	[redacted]-9866

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability shown to be due and paid to the State of Tennessee is denoted below:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

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101 CHURCH ST STE 300
NASHVILLE, TN 37201-1609

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RV-N0018901