This Instrument was prepared by:
Mark A. Ellmore, Attorney
388 Harding Place, Ste. C
Nashville, Tennessee 37211

Davidson County DEEDQC
Recvd: 01/10/01 15:17 3pgs
Fees:14.00 Taxes:0.00
20010110-0003329

CO-EXECUTRIX'S QUITCLAIM DEED

Fred M. Holman died in Davidson County, Tennessee, on the 29th day of December, 1995, a resident of Davidson County, Tennessee. Fred M. Holman, left a Last Will and Testament dated December 22nd, 1995 which was probated in Case No. 96-P21, Probate Court, Davidson County, Tennessee. A petition to probate Decedant's estate and appoint Ann Holman Watson and Betty Holman Zeigler (now Adair) as Co-Executrix was filed and approved by the Probate Court for Davidson County, Tennessee, on January 4, 1996 in Probate Case No. 96-P21.

The Decedant owned property located in Davidson County, Tennessee recorded in Deed Book 4310, page 870, Davidson County Register's Office. This property was owned by Fred Matthew Holman and wife, Clara Mai Holman, both of which are now deceased. Fred M. Holman survived his spouse and died on December 29th, 1995. The sole beneficiaries of the late Fred M. Holman were his daughters Ann Holman Watson and Betty Holman Adair. Both Ann Holman Watson and Betty Holman Adair received all of the property whether real, personal, or mixed, tangible, or intangible by devise and bequest of Fred M. Holman under his Last Will and Testament dated December 22, 1995. Thus, all of the interests of the late Fred M. Holman vested in Ann Holman Watson and Betty Holman Adair as sole beneficiaries.

All debts of the Decedent have been paid. The Tennessee Inheritance Tax Clearance has been received on November 17, 2000*. Each of the Co-Executrix, by signing this Quitclaim Deed releases any rights that the Co-Executrix may have to recover this property in the event of the subsequent insolvency of the estate of Fred M. Holman.

In accordance with the laws of Tennessee, Ann Holman Watson and Betty Holman Adair as Co-Executrix of the Estate of Fred M. Holman, and each individually hereby signs and quitclaims all right, title and interest in the following described real property to Ann Holman Watson, unmarried, Melissa Watson Caldwell, married, and Priscilla Watson Maxwell, married in fee simple absolute. In addition, no other heirs of Fred M. Holman exist at law. The following describes the real estate located in Davidson County Tennessee and more particularly described to wit, as follows:

Land in Davidson County, Tennessee, being Lot No. 173 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 173 fronts 75 feet on the northerly margin of Garrett Drive, and extends back 153.6 feet on the westerly side and 153.6 feet on the easterly side, to a line in the rear on which it measures 75 feet.

Being the same property conveyed to Fred Matthew Holman and wife, Clara Mai Holman by deed from John Everett Davis and wife, Judith R. Davis of record in Book 4310, page 870, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information furnished by the parties.

This transfer is by quitclaim deed from each of the Co-Executrix of the Estate of Fred M. Holman and by Ann Holman Watson and Betty Holman Adair, individually with no warranties made regarding the title to Ann Holman Watson, unmarried.

In testimony hereof the undersigned Co-Executrix and individual heirs have executed and signed this instrument this 14th day of September, 2000.

Ann Holman Watson
Executrix , Beneficiary and Heir at Law

Ann Holman Watson
Individually

*Tennessee Department of Revenue Account # 440332061

Betty Holman Adair
Executrix, Beneficiary and Heir at Law

Betty Holman Adair
Individually

George Adair
Spouse of Betty Holman Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Holman Watson, known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument as both Executrix and Beneficiary/Heir at Law, and who acknowledged to me that she executed her signature at each appropriate place which required her signature for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 14th day of September, 2000.

My Commission Expires:
1-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Holman Adair, known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument as both Executrix and Beneficiary/Heir at Law, and who acknowledged to me that she executed her signature at each appropriate place which required her signature for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 14th day of September, 2000.

My Commission Expires:
1-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Adair, known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed his signature at the appropriate place which required his signature for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 14th day of September, 2000.

My Commission Expires:
1-25-03

Notary Public

Affidavit

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Affiant

Subscribed and sworn to before me on this the 14th day of September, 2000.

1-25-03
Commission Expires:

Notary Public

Address of New Owner:	Lender:	Map and Parcel:
Ann Holman Watson	None	147-1-251
314 Garrett Drive		
Nashville, TN 37211		