PICK-UP

This instrument prepared by
FRED W. BEESLEY, JR.
404 James Robertson Parkway, Ste 1720
Nashville, TN 37219-1510
Phone 615/244-0554
FAX 615/244-1229

Grantees:
Susan A. Basham and
William D. Akin
As Tenants-in-Common
4005 Harding Place
Nashville, TN 37215

Map & Parcel:
Map 86, Parcels 49, 222 and 223

Send Tax Notice To:
Same

Mortgagee:
None

Davidson County DEEDQC
Recvd: 02/06/02 16:07 3pgs
Fees:17.00 Taxes:0.00
20020206-0016742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is -zero-.

Susan A. Basham

Susan A. Basham, Grantee

Subscribed and sworn to before me, this the 6 day of ~~January~~ Feb SAB, 2002.

Nicole J. Gower

Notary Public

My commission expires: Nov. 29, 2003

NICOLE J. GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXECUTRIX' DEED AND QUITCLAIM DEED
TO THREE PARCELS OF LAND
ADJACENT TO DODSON CHAPEL ROAD AND RAILROAD

Sara Dodson Stanford, a widow, owned an undivided one-half interest in this property, as equal tenant-in-common with her sister, Betty Dodson Morgan. Sara Dodson Stanford and Betty Dodson Morgan had received their interests in this land from the estate of from the estate of their father, W. C. (Mr. William Curd) Dodson, whose Will is of record in Will Book 60, Page 66, Probate Clerk's Office for Davidson County (PCODC) and the estate of their mother, Hattie May (Mrs. William Curd) Dodson, whose Will is of record in Will Book 108, Page 266, PCODC. Sara Dodson Stanford died November 4, 2001 and Susan A. Basham was appointed Executrix of her estate in Davidson County Probate Court Case No. 01P-2001 . Her Will and Codicil left 40% of all of her assets including real property to each of her only children, Susan A. Basham (formerly Susan Akin Bonner) and William D. Akin, and 20% to her late husband's son, Harold Edwin Stanford, Jr.

Harold Edwin Stanford, Jr., pursuant to a Settlement Agreement with the other heirs executed December 18, 2001, has elected to take certain assets of the estate other than real property, so that he no longer is a residuary beneficiary and all of Sara Dodson Stanford's residuary estate and her interests real property shall pass to her only children, Susan A. Basham and William D. Akin. Harold Edwin Stanford, Jr. hereby represents that he has received from Sara Dodson Stanford's estate all of the assets to which he is entitled, and therefore,

For no consideration and pursuant to provisions of the Will and Codicil of Sara Dodson Stanford as adjusted by the Settlement Agreement with the other heirs he executed December 18,

2001, Harold Edwin Stanford, Jr. by these presents transfers and conveys in equal shares to Susan A. Basham and William D. Akin, their heirs, executors and assigns, all of his right, title and interest (if any) in the real property more completely described below.

Likewise, Susan A. Basham, as Executrix of the Estate of Sara Dodson Stanford, for no consideration and pursuant to provisions of the Will and Codicil of Sara Dodson Stanford as adjusted by the Settlement Agreement among all of the heirs and executed December 18, 2001, by these presents transfers and conveys in equal shares to Susan A. Basham and William D. Akin, their heirs, executors and assigns, all of the deceased's right, title and interest (if any) in the real property more completely described below. Susan A. Basham, as Executrix, hereby represents there are more than sufficient assets remaining in the estate to pay all debts and taxes of the deceased and her estate.

After this transfer, all of the right, title and interest in this property shall be held as tenants-in-common as follows:

50% Betty Dodson Morgan
25% Susan A. Basham
25% William D. Akin

This real property consists of three small parcels left over after a Right-of-Way Deed for Highway Purposes of record at Book 5054, Page 537, RODC, and other property had been transferred out of the lands of W. C. (Mr. William Curd) Dodson and Hattie May (Mrs. William Curd) Dodson. This is unimproved property. The three parcels are more completely described as:

Parcel 222:
Being a part of lands inherited from the Estate of Mrs. William Curd Dodson, of record at Will Book 108, Page 266, PCODC; being Parcel No. 222 on Tax Map No. 86 in the Tax Records of Davidson County, TN, said parcel being bounded on three sides by Old Hickory Blvd., the railroad right-of-way and Dodson Chapel Road; and containing 1.83 acres, more or less.

Parcel 223:
Being a part of lands inherited from the Estate of Mr. W.C. Dodson, of record at Will Book 60, Page 66, PCODC; being a small parcel left over after a Right-of-Way Deed for Highway Purposes of record at Book 5054, Page 537, RODC; being Parcel No. 223 on Tax Map No. 86 in the Tax Records of Davidson County, TN, said parcel being bounded on three sides by Old Hickory Blvd., the railroad right-of-way and Dodson Chapel Road and containing 0.38 acres, more or less.

Parcel 49:
Being a part of lands inherited from the Estate of Mrs. William Curd Dodson, of record at Will Book 108, Page 266, PCODC; being Parcel No. 49 on Tax Map No. 86 in the Tax Records of Davidson county, TN, said parcel being bounded on two sides by Old Hickory Blvd. and Dodson Chapel Road and containing 1.35, acres more or less.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Pursuant to TCA 66-24-121, there is no change to the legal description of this real property not contained in the recorded deeds referenced above, therefore no boundary survey has been made at the time of this conveyance.

Harold Edwin Stanford, Jr. does hereby Quitclaim in equal shares all of his right, title and interest (if any) in the said property listed above to the said Grantees; and Susan A. Basham as Executrix does hereby Quitclaim in equal shares to the said Grantees all right, title and interest of the deceased Sara Dodson Stanford and her Estate in the said property.

Witness our hands at Nashville, in the State of Tennessee, this 30th day of January, 2002.

Harold Edwin Stanford

Harold Edwin Stanford, Jr.

Estate of Sara Dodson Stanford

By: Susan A Basham
Susan A. Basham, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Harold Edwin Stanford, Jr., with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had authority and that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 30th day of January, 2002.

LINDA H. ROBERTSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Linda H. Robertson
Notary Public

My Commission Expires: _____

My Commission Expires NOV 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Susan A. Basham, Executrix, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she holds the position of Executrix of the Estate of Sara Dodson Stanford, under authority of the Probate Court of Davidson County, Tennessee, that she had authority to act for the entity and that she executed the within instrument (Executrix' Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 6 day of ~~January~~ February, 2002.

Nicole J. Gower
Notary Public

NICOLE J. GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 29, 2003

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