PICK-UP

This instrument prepared by
FRED W. BEESLEY, JR.
404 James Robertson Parkway, Ste 1720
Nashville, TN 37219-1510
Phone 615/244-0554
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Grantees:
Susan A. Basham and
William D. Akin
As Tenants-in-Common
4005 Harding Place
Nashville, TN 37215

Map & Parcel:
Map 117, Submap 1, Parcel 8

Davidson County DEEDQC
Recvd: 02/06/02 16:10 3pgs
Fees:17.00 Taxes:0.00
20020206-0016744

Send Tax Notice To:
Same

Mortgagee:
None

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 SAB

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

Nicole J. Gower

Notary Public

My commission expires: November 29, 2003

NICOLE J. GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

EXECUTRIX' DEED AND QUITCLAIM DEED TO RESIDENCE PROPERTY

Sara Dodson Stanford, a widow, owned an undivided one-half interest in this property, as equal tenant-in-common with a Trust under the Will of her deceased husband, Harold E. Stanford, which trust, on information and belief, has terminated and under the terms Article VI of Harold E. Stanford's Will has transferred its interest with its interest going 45% to Virginia Stanford Perdue and 45% to Harold Edwin Stanford, Jr., the two children of Harold E. Stanford, and 10% to Susan A Basham, Mr. Stanford's deceased wife's daughter.

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 of Sara Dodson Stanford executed December 18, 2001, has elected to take certain assets of her 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 in 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) *only* in the interest of Sara Dodson Stanford in the real property more completely described below. But this Quitclaim by Harold Edwin Stanford, Jr. does not include any of the interest transferred to him by the Trust under his late father's estate.

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:

22.5%	Harold Edwin Stanford, Jr. (45% of his father's 50%)
22.5%	Virginia Stanford Perdue (45% of her father's 50%)
25.0%	William D. Akin (50% of his mother's 50%)
30.0%	Susan A. Basham (50% of her mother's 50%, plus 10% of Harold E. Stanford's 50%)

This improved real property is known as 3612 Chalmette Court, Unit 4-B, Nashville, TN 37215, and was the residence of the Harold E. Stanford and wife, Sara Dodson Stanford, and of Sara Dodson Stanford after the death of her husband. It is known as Map 117, Submap 1, Parcel 8 in the Davidson County Tax Mapping System. It is more completely described as:

> Land in Davidson County, TN, being a part of the Condominium Site Plan of Lots Nos. 4 and 5, Chalmette Square, as of record in Book 5200, Page 36, Register's Office for Davidson County, TN (RODC), the part hereby described being:
>
> Unit 4-B on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Chalmette Square, as of record in Book 5267, Page 755, RODC.
>
> Being the same property conveyed to Thomas S. Leek and wife, Roe Ellen C. Leek from Stephen O. Hewlett and C. Leroy Norton, Jr., of record in Book 5360, Page 135, RODC.
>
> Being the same property conveyed to Roe Ellen C. Leek by Quitclaim Deed from Thomas S. Leek, of record in Book 5603, Page 634, RODC.
>
> Being the same property conveyed to Harold E. Stanford and wife, Sara Dodson Stanford from Roe Ellen Coleman, of record in Book 9686, Page 99, RODC.
>
> 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) *only* in the said property of the deceased Sara Dodson Stanford and 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 A. Robertson

Notary Public

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

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

My Commission Expires: November 29, 2003

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

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