18A
GH.

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238
Doc. 2260765

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
John L. Borum, Jr., Lesa Borum, and Janan Borum, Co-Trustees 448 Harpeth Meadows Drive Kingston Springs, Tenn. 37082	Same Davidson County DEEDQC Recvd: 07/08/02 09:48 4pgs Fees:22.00 Taxes:0.00 20020708-0081585	Map 22 Parcels 13 and 14

WHEREAS, John I. Borum died testate on February 9, 2001, leaving a Last Will and Testament dated September 23, 1997, which has been probated and is properly recorded in Minute Book 6, page 267, Cheatham County Chancery Court's Office; and

WHEREAS, the Will appoints Leslie B. Borum as Executor, and she is the duly qualified and acting Executor of the Estate; and

WHEREAS, John I. Borum owned a one-third (1/3) interest in the real properties described on Exhibit A hereto at the time of his death; and

WHEREAS, paragraph 4 of the said Will vests title in all real property owned by John I. Borum at the time of his death in the Executor to be administered and distributed pursuant to the Will;

WHEREAS, the Executor has determined that pursuant to the powers vested in the Executor, title to the said real properties should be vested in the then acting Trustees of the trusts described below;

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LESLIE B. BORUM, EXECUTOR OF THE ESTATE OF JOHN I. BORUM, does hereby quitclaim and convey all of her right, title and interest as such Executor in and to the properties described on Exhibit A hereto, together with any interest she has as such Executor in BGS Company, as follows:

(a) One-third (1/3) thereof to JOHN L. BORUM, JR., LESA BORUM AND JANAN BORUM, CO-TRUSTEES OF THE JANAN BORUM 1995 GENERATION SKIPPING TRUST, their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary; and

(b) One-third (1/3) thereof to JOHN L. BORUM, JR., LESA BORUM AND JANAN BORUM, CO-TRUSTEES OF THE JOHN L. BORUM, JR. 1995 GENERATION SKIPPING TRUST, their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary; and

(c) One-third (1/3) thereof to JOHN L. BORUM, JR., LESA BORUM AND JANAN BORUM, CO-TRUSTEES OF THE LESA BORUM 1995 GENERATION SKIPPING TRUST, their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary.

The descriptions on Exhibit A hereto are the same as that contained in the prior deeds.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 7th day of May, 2002.

Leslie B. Borum, Executor of
the Estate of John I. Borum

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Leslie B. Borum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Executor of the Estate of John I. Borum for the purposes therein contained.

WITNESS my hand, at office, this 7th day of May, 2002.

Notary Public

My Commission Expires:
02-03-2004

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

James C. Bosch Agent
Affiant

Subscribed and sworn to before me
this 5th day of July, 2002.

Rugenia Hines
Notary Public

My Commission Expires:

11-29-2003

RUGENIA HINES
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 11/29/2003
DAVIDSON CO., TENNESSEE

EXHIBIT A

Tract 1

Certain real estate in Davidson County, Tennessee, as follows:

Situated in the 14th Civil District of said County and State and beginning at a point in the center of the Springfield and Nashville Pike 650 feet southeast of Dr. W. E. Felts' southeast corner and running thence with the line of a tract of land sold by Fred M. Smith and W. W. McClanahan to Sara Demontbreun Milliken, on September 20, 1930, South 72° West 750 feet to a stake in J. C. Moore's line; thence with Moore's line South 18° East 200 feet to a stake; thence north 72° east 750 feet to the center of the Springfield and Nashville Pike; thence with the center of said Pike North 18° West 200 feet to the beginning, and being that part of the land conveyed to T. H. Railey on September 20, 1930 by Fred M. Smith and wife, Mary B. Smith and W. W. McClanahan and wife, Iva B. McClanahan, which remained after the southerly 100 feet frontage of that tract was heretofore sold off by T. H. Railey.

Being the same property conveyed to John I. Borum, Frank G. Stratton, Jr., and William G. Grimes by Deed of record in Book 4510, page 805, Register's Office for Davidson County, Tennessee.

Tract 2

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 14th, formerly the 24th Civil District of said County, described as follows:

Beginning at a point in the center of the Springfield and Nashville Pike or Whites Creek Pike at the southeast corner of the property conveyed to Herman McNeil and wife by Thomas B. Lamp and wife, by deed of record in Book 1780, page 97, Register's Office for said County, said point being also 650 feet southeasterly from Dr. Felts southeast corner; thence with the southern boundary lines of said McNeil property south 72 degrees west 750 feet to the eastern boundary line of the J. C. Moore property; thence with same, south 18 degrees east 100 feet; thence north 72 degrees east 750 feet to the center of said Pike; thence with the center of said Pike north 18 degrees west 100 feet to the beginning.

Being the same property conveyed to John I. Borum, Frank G. Stratton, Jr., and William G. Grimes as equal tenants in common by Deed of record in Book 4345, page 351, Register's Office for Davidson County, Tennessee.