This Instrument Prepared By:
Marshall & Bell
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: The Estate Of Nancy Lois Sanders

TO: Steven A. King

Davidson County DEEDQC
Recvd: 07/15/02 13:07 4pgs
Fees:22.00 Taxes:0.00
20020716-0085499

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Steven A. King 402 Seneca Court Nashville, TN 37214	same	096-050-149.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Steven A. King, Affiant

Subscribed and sworn to before me this 20th day of June, 2002.

Fred T. Bell, Notary Public

My Commission Expires: 1-25-2003

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named **Steven A. King**, GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Selma Thomas King, Executor For The Estate Of Nancy Lois Sanders**, GRANTOR, has bargained and sold, and by these presents do quitclaim, transfer and convey all interest, right and ownership unto GRANTEE with full power to convey, to his successor and assigns, certain real property, together with all improvements constructed thereon, an undivided interest in the following parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

See **Exhibit A**, attached hereto and incorporated herein by reference.

This is improved property known as: 402 Seneca Court, Nashville, TN, 37214.

IN WITNESS WHEREOF, GRANTOR has executed this Quit Claim Deed this 20th day of June, 2002.

Selma Thomas King, Executor For
The Estate Of Nancy Lois Sanders

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Selma Thomas King, Executor For The Estate Of Nancy Lois Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that he, as such executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 20th day of June, 2002.

Fred T. Bell, Notary Public

My Commission Expires: 1-25-2003

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 99 on the Map of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118 and 119, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 99 fronts 76 feet on the northwesterly side of Seneca Court and runs back 162.2 feet on the northeasterly line and 208.5 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 28 feet.

Being the same property conveyed to W.T. Sanders and wife, Nancy Hale Sanders by deed from William M. Foley and wife, Josephine E. Foley of record in Book 85, page 818, Register's Office for Davidson County, Tennessee.

Nancy Hale Sanders and Nancy Lois Hale Sanders being one in the same person as Nancy Lois Sanders.

Nancy Lois Sanders having since died on October 7, 2001, leaving a Will, and Selma Thomas King, having been appointed as the Executor of her Estate, Davidson County Probate Court Docket No. 01P-931. Selma Thomas King's Letter Of Testamentary is attached hereto as **Exhibit B**.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

* This deed was prepared based upon information provided by the parties and without the aid of a title search.

EXHIBIT B

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

01P1931

To SELMA THOMAS KING :

It appearing to the Court that NANCY LOIS SANDERS has died leaving a written will, in which you are appointed Executor, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said SELMA THOMAS KING to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this January 15, 2002 and 225th year of American Independence.

Richard R. Rooker,Clerk

Brenda Osborne D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Executor of the last will and testament of NANCY LOIS SANDERS lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

_____

Sworn to and subscribed to before me January 15, 2002 .

Richard R. Rooker, Clerk

_____D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to SELMA THOMAS KING, Executor of the estate of NANCY LOIS SANDERS deceased, and I do further certify that SELMA THOMAS KING is still acting Executor of the estate of NANCY LOIS SANDERS, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this 15th day of Jan, 2002

Richard R. Rooker, Clerk

Brenda Osborne D.C.