THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 08/08/02 16:05 3pgs
Fees:17.00 Taxes:0.00
20020808-0095958

Executor's Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Joe Elder 509 Harding Place Nashville, TN 37211	Same As New Owner	Map 147-2 Parcel 181

Dorothy Loroine Jenkins died on January 3, 2002 leaving a Will dated January 11, 1999. The Will was admitted to Probate on February 26, 2002 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket Number 02P240. The Will named Joe Elder as Executor. The Executor is duly qualified. By his signature hereto, the Executor states that all debts, taxes, costs of administration and other liabilities owing by Dorothy Loroine Jenkins, during her lifetime, or by reason of her death, have been paid. The Tennessee Inheritance Tax clearance has been received, a copy of which is attached as EXHIBIT "A". The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Dorothy L. Jenkins, JOE ELDER, Executor, quitclaims to JOE ELDER, a single man, all right, title and interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Battery Crest, Section Two, of record in Plat Book 2900, Page 132 of the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to William T. Jenkins and wife, Dorothy L. Jenkins, by deed from C. Hugh Hicks, an unmarried man, dated August 7, 1978, and filed for record in Book 5323, page 238, Register's Office for Davidson County, Tennessee. The said William T. Jenkins died on or about September 28, 1983, at which time the property became vested in Dorothy L. Jenkins, as surviving tenant by the entirety. Dorothy L. Jenkins is one and the same person as Dorothy Loroine Jenkins.

The mailing address for the said property is 509 Harding Place, Nashville, TN 37211.

This transfer is made subject to the following:

1. Real property taxes for the taxable year 2002, which are a lien but not yet due and payable, and which will be paid, in full, by the GRANTEE, when due.

2. Restrictive covenants of record in Book 3164, page 215, Register's Office for Davidson County, Tennessee.

3. A Deed of Trust made by Dorothy L. Jenkins, a single woman, to Tim King, Trustee, to secure to First Capital Mortgage Corp., one note in the principal amount of $32,000.00, payable as provided therein, with all remaining balance due and owing on October 1, 2013, which Note and Deed of Trust was thereafter assigned to Chase Manhattan Mortgage Company, with a present approximate balance in the amount of $26,000.00.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF DOROTHY L. JENKINS, deceased

Joe Elder, EX
BY: JOE ELDER, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE ELDER, Executor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of August, 2002.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires August 20, 2005

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Joe Elder
AFFIANT

Sworn to and subscribed before me this the 31st day of August, 2002.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires August 20, 2005

N0019001

7231123020427

AYER303* 37072016 1301 10 05/06/02
FORWARD TIME EXP RTN TO SEND
AYERS HOMER
PO BOX 904
GOODLETTSVILLE TN 37070-0904
RETURN TO SENDER

F REVENUE

ESTATE OF DOROTHY L JENKINS
ATTN: HOMER R AYERS
303 FRANCES ST
GOODLETTSVLLE TN 37072-1827

April 30, 2002

Account Type:	INHERIT TX
Account No.:	440513160
Date of Death:	January 3, 2002
County:	DAVIDSON
Social Security No.:	[redacted]6472

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability shown to be due and paid to the State of Tennessee is denoted below:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF DOROTHY L JENKINS
ATTN: HOMER R AYERS
303 FRANCES ST
GOODLETTSVLLE, TN 37072-1827

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RV-N0019001