This Instrument Was Prepared by
NANCY L. CHOATE
ATTORNEY AT LAW
367 N. Parkway, Suite 5
Jackson, Tennessee 38305

(Without Benefit of Survey, Title Examination or Serving as Closing Agent)
106-7 3

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That BANCORPSOUTH BANK, a Tennessee banking corporation and LUCY F. WELLS, being the duly qualified and acting Co-Personal Representatives under the Will of JERRY B. ROSS, duly probated and appearing of record in Will Book II, page 396, in the Probate Court Clerk's Office of Madison County, Tennessee, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby sell, transfer, quitclaim and convey unto BANCORPSOUTH BANK, LUCY F. WELLS and GARY CARTER as Co-Trustees of the JERRY ROSS EXEMPTION EQUIVALENT TRUST, all of its right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

> Beginning at a point in the southerly margin of Poplar Avenue, said point being the most northerly corner of lot 13; thence with the margin of Poplar Avenue S 61 degrees 36' E 505.50 feet to a point, said point being the northeasterly corner of Lot 53; thence S 29 degrees 25' W 105.95 feet to a point in the margin of Interstate I-40; thence North 80 degrees 50' W 175.72 feet to a point; thence S 85 degrees 13' W 59.83 feet to a point; thence N 62 degrees 43' W 164.62 feet to a point; thence S 26 degrees 33' W 35.99 feet to a point; thence N 75 degrees 07' W 169.27 feet to a point in the easterly margin of Arlington Avenue as widened; thence with margin of same N 27 degrees 16' E 75.46 feet to a point; thence N 67 degrees 10' E 64.10 feet to a point; thence N 29 degrees 08' E 150 feet to the point of beginning. Being all of Lots 12, 13, 21 and 53 and part of Lots 11, 22, 23 and 52 of the W. B. Baird Subdivision.
>
> Being the same real estate conveyed to Jerry B. Ross by Warranty Deed of record in Deed Book 5418, page 413, in the Register's Office of Davidson County, Tennessee. The said Jerry B. Ross died testate and by his Will of record in Will Book II, page 396, in the Probate Court Clerk's Office of Madison County, Tennessee, devised said property to the Jerry Ross Residual Marital Trust.

Person or Agency Responsible for Payment of Taxes and Property Owner:

JERRY ROSS EXEMPTION EQUIVALENT TRUST

Address of Above Party:

BancorpSouth Bank Trust & Asset Mgmt.
P.O. Box 549
Jackson, TN 38302-0549

Davidson County DEEDQC
Recvd: 08/21/02 10:13 3pgs
Fees:17.00 Taxes:0.00

20020821-0101022

This transfer is by Quitclaim and Grantors make no warranties about this title.

This conveyance and said warranties are made by the undersigned in its/her capacity as Co-Personal Representatives and shall be binding upon the estate of Jerry B. Ross and not in any way upon the undersigned.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed on this 15th day of August, 2002.

BANCORPSOUTH BANK

BY: Janis Kimsey

TITLE: Vice President + Pers. Trust Officer

Lucy F. Wells

LUCY F. WELLS, Co-Personal Representative
of the Estate of Jerry B. Ross

I, or we, hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, (which ever is greater) is $ 0.

BancorpSouth Bank
By: Janis Kimsey
Affiant

Subscribed and sworn to before me this the 15th day of August, 2002.

Frances C. Grimsley
Notary Public

FRANCES C. GRIMSLEY NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

My Commission Expires: My Commission Expires August 23, 2004

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, Frances C. Grimsley, of the state and county aforesaid, personally appeared Janis Kimsey, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Vice President + Pers. Trust Officer of BancorpSouth Bank, the within named bargainor, a ~~Tennessee~~ Mississippi banking association, and that he/she as such V.P. + P.T.O., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~Tennessee~~ Mississippi banking association by himself/herself as V.P. + P.T.O.

WITNESS MY HAND and seal. at office, on this the 15th day of August, 2002.

Frances C. Grimsley
Notary Public

My Commission Expires
August 23, 2004

My Commission Expires: _____

FRANCES C. GRIMSLEY NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

STATE OF ~~TENNESSEE~~ LOUISIANA

COUNTY ~~OF~~ PARISH OF EAST BATON ROUGE

On this 12 day of August, 2002, before me personally appeared LUCY F. WELLS, as Co-Personal Representative of the Estate of Jerry B. Ross, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and Official Seal, at office this the 12 day of August, 2002.

Kennell Ellard
Notary Public

My Commission expires: At Death

KENNELL ELLARD NOTARY PUBLIC EAST BATON ROUGE LA