THIS INSTRUMENT PREPARED BY:

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

Executrix's Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Matthew Wayne Dickens 6228 Allen Street Jupiter, FL 33458	Same as Owner	Map 33-15 Parcel 5 Field Book 11D-42380

Patsy Lynn Rosengarten died on December 28, 2000 leaving a holographic Will dated August 21, 1996. The Will was admitted to Probate on January 10, 2001 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 01P-15. The Will named Jo Lynn Floyd as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received, a copy of which is attached as EXHIBIT "A". The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Patsy Lynn Rosengarten, Jo Lynn Floyd, Executrix, quitclaims to MATTHEW WAYNE DICKENS, an unmarried person, his heirs or assigns, all right, title and interest in the following described real estate in Davidson County, Tennessee:

BEING Lot No. 115 on the Plan of Pleasant Hill Addition of record in Book 3300, page 7, Register's Office for said County, as follows:

BEGINNING at a point in the easterly margin of Green Acres Drive at the corner of Lots Nos. 114 and 115; thence with the line between said lots, southeasterly 233.4 feet to a point in the west line of a tract marked "Parcel F Reserved for Interstate Highway"; thence with the line of said tract, northeasterly 76 feet to a point in the west line of Campbell Road shown on said Plan; thence with the line of the same, northerly 114.8 feet to a corner of a tract marked "Parcel "A" "Reserved"; thence along the line of said tract, northwesterly 173 feet to the margin of Green Acres Drive; thence with the margin of same, southwesterly 173 feet to the point of beginning.

BEING the same property conveyed to Patsy L. Rosengarten, unmarried, by deed from Erlene McDaniel Guffee, unmarried, of record in Book 10794, page 852, Register's Office for Davidson County, Tennessee. The said Patsy L. Rosengarten died on December 27, 2000, at the age of 47 years, a citizen and resident of Davidson County, Tennessee. The decedent left a holographic Will dated August 21, 1996, which was filed for probate in the 7th Circuit Court for Davidson County, Tennessee in the matter of: *The Estate of Patsy L. Rosengarten, deceased, Docket No. 01P-15*, and Jo Lynn Floyd was named Executrix of the said estate. The decedent's son, Matthew Wayne Dickens, is the residuary beneficiary of the decedent's estate, which includes the real property described above.

The mailing address for the said property is 311 Green Acres Drive, Goodlettsville, TN 37072.

Davidson County DEEDQC
Recvd: 09/06/02 08:52 3pgs
Fees:17.00 Taxes:0.00
20020906-0107998

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 PATSY LYNN ROSENGARTEN,
deceased

Jo Lynn Floyd, Ex.
BY: JO LYNN FLOYD, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JO LYNN FLOYD, Executrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30th 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).

Jo Lynn Floyd, Ex.
AFFIANT

Sworn to and subscribed before me this the 30th day of August, 2002.

NOTARY PUBLIC

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

N0019001

6138718020813

TENNESSEE DEPARTMENT OF REVENUE

ROSENGARTEN PATSY L
ATTN: ROGER D PERRY
112 LONG HOLLOW PIKE STE 215
GOODLETTSVLLE TN 37072-1855

August 16, 2002

Account Type:	INHERIT TX
Account No.:	440450120
Date of Death:	December 28, 2000
County:	DAVIDSON
Social Security No.:	[redacted]3151

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:	$2,185.00
Estate Tax:	$12,513.25
Interest:	$693.40
Penalty:	$0.00
Total:	$15,391.40

DETACH BELOW AND RETAIN FOR YOUR RECORDS

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RV-N0019001