Name and Address of New Owners:

John S. Anderson and Melissa Anderson
108 Honeysuckle Drive
Murfreesboro, TN 37129

Send Tax Notices To:
John S. Anderson
108 Honeysuckle Drive
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
2650C Memorial Blvd.
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY THE PARTIES

MAP 025-08-0 PARCEL 037.00

EXECUTOR'S QUITCLAIM DEED

WHEREAS, HILMA ALINE HALL, died January 1, 2002, leaving a will dated June 20, 1991. The Will was admitted to Probate in the County Court of Davidson County, Tennessee, and is of record in Will Book 3318, page 611053, of the Office of the Probate Court Clerk of Davidson County, Tennessee. The said William Steve Hall states that he is the Executor of the Estate of Hilma Aline Hall. The undersigned Delores Ann Thomas states as beneficiary and William Steve Hall as Executor, by signing this deed, release any right they have as beneficiary and Executor to recover this property in the event of a subsequent insolvency of this Estate. By the authority as beneficiary and Executor and for good and valuable consideration, the receipt of which is hereby acknowledged, the said Delores Ann Thomas, as beneficiary (one-fifth undivided interest) and individually (one-fifth undivided interest, pursuant to the quitclaim deed of record in Instrument Number 20020605-0069392), and William Steve Hall as Executor of the Estate of Hilma Aline Hall, quitclaim to JOHN S. ANDERSON and MELISSA ANDERSON, husband and wife, their heirs and assigns, all their right, title, claim and interest, in and to that certain parcel of real estate situated in the 10th Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Ranchwood Estates (formerly Rosehill Subdivision), Section 1, as of record in Book 2900, page 125, Register's Office for said County.

SAID Lot No. 101 fronts 155 feet on the southerly side of Rosehill Drive and extends back between lines 334.0 feet on the easterly line and 180.0 feet on the westerly line to a dead line in the rear on which it measures 219.2 feet thereon.

BEING the same property conveyed to William Steve Hall and wife, Norma Jean Hall and Ronald V. Hall and wife, Sherry K. Hall by deed of record in Book 4906, Page 219, of the Register's Office of Davidson County, Tennessee. The said Ronald V. Hall and wife, Sherry K. Hall having conveyed their one-half interest to William Thomas and wife, Delores Thomas by deed of record in Book 5150, page 460, of the Register's Office of Davidson County, Tennessee. The said William Thomas having died and his wife, Delores Thomas, having received the property as surviving tenant by the entirety. The said William Steve Hall and wife, Norma Jean Hall having conveyed their one-half interest to Lonnie Harry Hall and wife, Hilma Aline Hall by deed of record in Book 5688, page 811, of the Register's Office of Davidson County, Tennessee. The said Lonnie Harry Hall died in 1991 and his wife, Hilma Aline Hall having the received the property as surviving tenant by the entirety. The said Hilma Aline Hall died on January 1, 2002, leaving said property to her five children, Evelyn Marine Goulette, Delores Ann Thomas, Donald Virgil Hall, William Steve Hall and Jeffrey Lonnie Hall pursuant to her Last Will and Testament admitted to Probate in Will Book 3318, page 611053 of the Probate Court of Davidson County, Tennessee. The said Ronald Virgil Hall having conveyed his one-fifth interest to Delores Ann Thomas by a quitclaim deed of record in Instrument Number 20020605-0069392, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 3000, page 69; to the setback lines and easements as shown on Plan of record in Plat Book 2900, page 125, and, any and all other matters as shown of record in the Register's Office of Davison County, Tennessee.

The 2002 property taxes shall be prorated between the parties. Possession to be given with Deed.

Davidson County DEEDQC
Recvd: 01/03/03 16:29 2pgs
Fees:13.00 Taxes:277.50



20030103-0001513

WITNESS OUR HANDS, on this the 27th day of December, 2002.

Delores Ann Thomas

Delores Ann Thomas
Beneficiary and Individually

William Steve Hall, Executor

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the within named Delores Ann Thomas and William Steve Hall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing Executor 's Quitclaim Deed for the purposes therein contained.

WITNESS MY HAND, on this the 27th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 6/29/2003

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 27th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 6/29/2003