Prepared by:
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Davidson County DEEDQC
Recvd: 03/04/03 13:39 3pgs
Fees:17.00 Taxes:0.00
20030304-0028344

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Rita Patton 6107 Elizabethan Drive Nashville, TN 37205	Rita Patton 6107 Elizabethan Drive Nashville, TN 37205	102-16/78

John E. Patton died on December 27, 2001, leaving a Will dated June 12, 1985. The Will was admitted to probate in the Probate Court, Davidson County, Tennessee. The Will named Margaret Ann Patton Warner and Sarah Patton Tate as Co-Executrixes. Margaret Ann Patton Warner, duly qualified as Executrix. All debts of the decedent have been paid. In accordance with the Agreed Order attached hereto as Exhibit A, Margaret Ann Warner, Executrix, quitclaims to Rita G. Patton, all the Estate's right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 131, on the Plan of Hillwood Estates, Section VIII, as of record in Book 2133, Page 123, Register's Office for said County.

Said Lot No. 131 fronts 205 feet on the easterly side of Elizabethan Drive and runs back 409 feet on the northerly line and 252.8 feet on the southerly line, to a dead line, measuring 223 feet thereon.

Being the same property conveyed to John E. Patton by deed from Robert R. Nelson and wife Margaret F. Nelson of record in Book 5324, page 529, RODC, Tennessee.

This property is unencumbered and improved property known as as 6107 Elizabethan Drive, Nashville, TN 37205.

Restrictive covenant contained in instrument of record in Book 2396, Page 297, Register's Office.

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

This conveyance is for the purpose of distributing the ownership of the Estate of John E. Patton to Rita G. Patton in accordance with the Agreed Order of the Probate Court of Davidson County attached hereto as Exhibit A. The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to deceased.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my and this 21 day of February, 2003.

Margaret Ann Patton Warner
Margaret Ann Patton Warner,
Executrix of the Estate of John E. Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynn D. Elliott, a Notary Public in and for said County and State, Margaret Ann Patton Warner, Executrix of the Estate of John E. Patton, the within named bargainor, 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 at Nashville, Tennessee this 21st day of Feb., 2003.

Lynn D. Elliott
Notary Public

My commission expires: 05-28-03

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is -0-

Margaret Ann Warner
Affiant

Subscribed and sworn to before me, this 21st day of Feb. 2003.

Lynn D. Elliott
Notary Public

My commission expires: 05-28-03

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
2002 SEP 12 AM 11 51
RICHARD R. ROOKER, CLERK
D.C.

IN RE:	**Estate of John E. Patton**	)
		)
	Deceased	)
		)
		)
		)

No. 02P-80

AGREED ORDER

This cause came before the Court, the Honorable Frank G. Clement, Jr., Judge, upon the Petition filed March 20, 2002, by Rita G. Patton, the surviving spouse of the decedent, John E. Patton, for establishing her elective share of the decedent's estate, for setting aside exempt property, and for year's support.

Now come Rita G. Patton, by and through her counsel, Baker, Donelson, Bearman & Caldwell, P.C., and the Estate of John E. Patton through Margaret Ann Warner, executrix, by and through her counsel, Corbett, Crockett & Leckrone, and agree as follows:

1. Rita G. Patton is the surviving spouse of John E. Patton. Rita G. Patton has elected to take against the will of John E. Patton, previously probated in this Court. Pursuant to T.C.A. § 31-4-101(a)(1), the elective share percentage is 40% of the net estate.

2. Margaret Ann Warner, as executrix of the Estate of John E. Patton has fully disclosed pursuant to T.C.A. § 31-4-103 the state and condition of John E. Patton's estate. Rita G. Patton is in receipt of such information.

3. Rita G. Patton, as the decedent's surviving spouse, and Margaret Ann Warner as executrix of the Estate of John E. Patton, have taken into account all relevant matters and have been able to agree upon the cash sums and other items which Rita G. Patton is to receive from the estate of the decedent. Such sums are determined pursuant to T.C.A. § 31-04-101 et seq., T.C.A. § 30-2-102 and T.C.A. § 30-2-101. The amounts, if any, by which the gross estate as finally determined for federal estate and Tennessee inheritance tax purposes exceeds the values disclosed pursuant to T.C.A. § 31-4-103, shall be paid in pro rata fashion to Rita G. Patton consistent with the calculations used to arrive at the sums agreed to hereinbelow.

WHEREFORE, the Court being fully apprised of the premises, it is therefore, ORDERED, ADJUDGED and DECREED by the Court that the petition of Rita G. Patton is approved and that Margaret Ann Warner, executrix, shall promptly transfer, distribute, or pay

over to Rita G. Patton from the Estate John E. Patton, the following so that title thereto will be vested only in Rita G. Patton:

1. As the Elective Share: all right, title and interest to real property commonly known as 6107 Elizabethan Drive, Nashville, Tennessee 37205, owned by the decedent at his death; and the cash sum of $188,967.00, less any cash advancements heretofore made to or for the benefit of Rita G. Patton. The elective share amount payable to the surviving spouse by the estate pursuant to T.C.A. § 31-4-101(c) is $568,967.00.

2. As Exempt Property: all of the furniture, furnishings and items of tangible personal property on or about the property located at 6107 Elizabethan Drive, Nashville, Tennessee 37205.

3. As Year's Support: The cash sum of $58,000.00.

IT IS SO ORDERED.

Date: Sept 12, 2002

JUDGE FRANK G. CLEMENT, JR.

APPROVED FOR ENTRY:

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Attorney for Executrix, Margaret Ann Warner