Davidson County DEEDQC
Recvd: 07/21/03 11:37 2pgs
Fees:12.00 Taxes:0.00
20030721-0101809

PICK-UP

This instrument prepared by:
Lee & Lee, Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Send Tax Bill to:
2422 Cabin Hollow Rd
Nash, TN 37214
Sherri Green

Map: 75-9
Group: ___
Parcel: 78

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR'S QUITCLAIM DEED

Benton M. Smith died on November 20, 2001, leaving no will. The petition was admitted to probate on December 19, 2001 in the Probate Court, Wilson County, Tennessee. The court appointed Beverly C. Smith as administratrix. The administratrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being account number 440589179, a copy of which is attached as Exhibit "A". The administratrix by signing this Deed releases any right the administratrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the court, Beverly C. Smith, Administratrix, quitclaims to Sherri Green and Kevin L. Smith all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Hermitage Hills, Section II, as Revised, as of record in Book 2900, page 112, Register's Office for said County.
>
> Said Lot No. 208 fronts 85 feet on the northeasterly side of Bonnalynn Drive and runs back between lines, 149.9 feet on the southeasterly line and 148.0 feet on the northwesterly line to a dead line on which it measures 78 feet.
>
> Being the same property conveyed to Benton Smith by deed from William J. McKinley and wife Margrit L. McKinley of record in deed book 5241, page 202 in the Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

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

Witness my hand at Lebanon, Tennessee, this the 7 day of July 2003.

ESTATE OF BENTON M. SMITH

BY: Beverly C Smith
Beverly C. Smith, Administratrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor(s), Beverly C. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day July 2003.

Notary Public

MY COMMISSION EXPIRES: 5-8-06

ROBERT EVANS LEE NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn to before me
this 15th day of July 2003.

NOTARY PUBLIC
My Commission Expires: 10-16-05

NOTARY PUBLIC AT LARGE COUNTY TENN