CO-EXECUTRIX QUITCLAIM DEED

Carl Howard Grooms died in Davidson County, Tennessee, on the 21st day of September, 2002, a resident of Davidson County, Tennessee. Carl Howard Grooms, left a Last Will and Testament dated August 27, 1974, which was probated in Case # 02P1774 Probate Court, Davidson County, Tennessee. A Petition to probate decedent's estate and appoint Barbara Louise Grooms (decedent's mother) and JoAnn Grooms (decedent's sister) as Co-Executrix was filed and approved by the Court on November 19, 2002.

The improved real property owned by the decedent on the 21st day of September was located at 252 Bell Road, Nashville, Tennessee 37217. According to the Last Will and Testament, this real property was devised and bequeathed to Barbara Louise Grooms in fee simple absolute. A more accurate legal description of this real property a/k/a Map 151 Parcel 3 is as follows:

> BEING Lot 272 on the Plan of Edge-O-Lake Estates as of record in Book 3600, Page 43, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 272 fronts 80.21 feet on the easterly side of Bell Road and extends back 168.35 feet on the north line and 170.0 feet on the south line to a dead line in the rear, measuring 96.04 feet thereon.
>
> BEING the same property conveyed to Carl Howard Grooms by Deed from Joe E. Couch and wife, Janie L. Couch of record in Book 4582, Page 771, Register's Office for Davidson County, Tennessee.

All debts of the decedent have been paid. The Tennessee Inheritance Tax Clearance has been received, Receipt No. 440689105 and TennCare clearance was received by letter dated September 19, 2003. The Co-Executrix, by signing this Quitclaim Deed, release any right the Co-Executrix have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of the State of Tennessee and in fulfillment of their Co-Executrix duties, Barbara Louise Grooms and JoAnn Grooms as Co-Executrix of the Estate of Carl Howard Grooms hereby quitclaim all right, title and interest in the following described improved real property to Barbara Louise Grooms, unmarried, in fee simple absolute. The following legal description for the real property known as 252 Bell Road, Nashville, Tennessee 37217 a/k/a Map 151 Parcel 3 conveyed by the Co-Executrix is as follows:

> BEING Lot 272 on the Plan of Edge-O-Lake Estates as of record in Book 3600, Page 43, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 272 fronts 80.21 feet on the easterly side of Bell Road and extends back 168.35 feet on the north line and 170.0 feet on the south line to a dead line in the rear, measuring 96.04 feet thereon.
>
> BEING the same property conveyed to Carl Howard Grooms by Deed from Joe E. Couch and wife, Janie L. Couch of record in Book 4582, Page 771, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information furnished by the parties.

This transfer is by Quitclaim Deed from the Co-Executrix of the Estate of Carl Howard Grooms, deceased. Therefore, no warranties are made regarding title.

In accordance herewith, the undersigned Co-Executrix have executed and signed this instrument this 9th day of December, 2003.

JoAnn Grooms
Co-Executrix

Barbara Louise Grooms
Co-Executrix

Davidson County DEEDQC
Recvd: 12/10/03 11:16 2pgs
Fees:12.00 Taxes:0.00

20031210-0177089

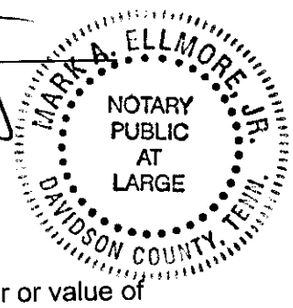
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JoAnn Grooms and Barbara Louise Grooms, known to be the persons (or proved to me on the basis of satisfactory evidence) whose names are subscribed to the foregoing instrument, acknowledged to me that they executed for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 8th day of December, 2003.

My Commission Expires:
November 25, 2006

Notary Public



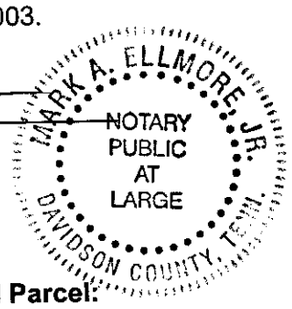
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Affiant

Subscribed and sworn to before me on this the 8th day of December, 2003.

Notary Public



Commission Expires:
November 25, 2006

Address of New Owner:
Barbara Louise Grooms
1232 Charlton Drive
Antioch, TN 37013

Send Tax Bills To:
SAME

Map and Parcel:
151-3