This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID "RANDY" KENNEDY, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
Richard Marcrum
7302 Rocky Fork Almaville Road
Smyrna, TN 37167

SEND TAX BILLS:
Same as New Owner

Davidson County DEEDQC
Recvd: 01/02/04 15:49 3pgs
Fees:18.00 Taxes:148.00
20040102-0000867

MORTGAGEE:
NONE

MAP & PARCEL:
Map: 068-00-0
Parcel: 007.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Jack Edward Shaver (individually and as Personal Representative of the Estate of James W. Shaver, Sr.), Joyce Seban, and Judy Lysholm, hereinafter called the Grantors, have bargained and sold, and by these presents do quitclaim and convey unto Richard Marcrum, hereinafter called the Grantee, all of our right, title, and interest in and to a certain tract or parcel of land, in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th District of Davidson County, Tennessee described according to a survey made by E. F. Luther, Jr., April 1963, as follows:

Beginning on the northerly margin of State Highway No. 12 at the intersection of the same and a point in the western boundary line of the property conveyed to J.S. Edney, by deed from Lottie Gertrude Cato, of record in Book 910, Page 25, Register's Office for said County; thence with said Edney's western boundary, northerly 1,905 feet; thence North 89 deg. 30' West, 692 feet; thence with the eastern boundary line of the Phillips Heirs property South 4 deg. West 2,040 feet to the northerly margin of State Highway No. 12; thence with the same, southeasterly 560 feet, northerly 5 feet and southeasterly 257 feet to the beginning, containing 34.2 acres, more or less.

Being the same property conveyed to Eva. F. Marcrum et vir Richard H. Marcrum and James W. Shaver et ux Betty J. Shaver, as Tenants in Common by Quitclaim Deed dated May 6, 1988 from Juanita U. Simpkins of record in Book 7537, Page 989, RODCT. The said Eva F. Marcrum having become deceased and her share having passed to her husband, Richard H. Marcrum by operation of law. The said Betty J. Shaver having predeceased her husband, James W. Shaver and her share having passed to James W. Shaver by operation of law. The said James W. Shaver, who was one and the same person as James W. Shaver, Sr., died on June 30, 2001 and was survived by the following heirs at law and Will Beneficiaries all of whom are adults , Jack Edward Shaver, Joyce Seban, and Judy Lysholm. James W. Shaver, Sr, left a Last Will and Testament dated October 14, 2000 appointing Jack Edward Shaver as Personal Representative of his estate. A copy of said Will is attached as Exhibit A to this Deed.

This is improved property known as 4738 Hydes Ferry Pike, Nashville, Tennessee 37218.

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

Witness my hand, this 27th day of June, 2003.

ESTATE OF JAMES W. SHAVER, SR.

JACK EDWARD SHAVER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACK EDWARD SHAVER, INDIVIDUALLY AND IN HIS CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES W. SHAVER, SR.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained, with full right, power, and authority so to act.

Witness my hand and official seal this the 27 day of June, 2003.

Mary Jean Perreira
NOTARY PUBLIC

My Commission Expires: Sept 23, 2003

"OFFICIAL SEAL"
MARY JEAN PERREIRA
Notary Public, State of Illinois
My Commission Expires 09/23/03

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Witness my hand this the 27 day of June, 2003.

Joyce Seban
JOYCE SEBAN

STATE OF NEW HAMPSHIRE)
COUNTY OF Rockingham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOYCE SEBAN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2003.

Janice A Blonche
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires 06/21/05

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Witness my hand this the 24th day of June, 2003.

"OFFICIAL SEAL"
MARY JEAN PERREIRA
Notary Public, State of Illinois
My Commission Expires 09/23/03

Judy Lysholm
JUDY LYSHOLM

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUDY LYSHOLM,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 24 day of June, 2003.

Mary Jean Perreira
NOTARY PUBLIC

My Commission Expires: Sept. 23, 2003

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $40,000.

Richard H. Marcum
AFFIANT

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

Paula Cate
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP.

My Commission Expires: 10/25/03