THIS INSTRUMENT PREPARED BY:

James C. Dale III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219
BPR No. 2686

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James C. Dale III
Affiant

Subscribed and sworn to before me this 5th day of April 2004

Notary Public
My Commission Expires: 5/30/2007

Davidson County DEEDQC
Recvd: 04/08/04 09:02 2pgs
Fees:12.00 Taxes:0.00
20040408-0039998

Address New Owner:
Frank M. Peete
Mrs. Dianna P. Owens
2406 Burningtree Drive, S.E.
Decatur, Alabama 35603

Send Tax Bills To:
Same

Map/parcel:
Map 131-4
Parcel 239
16DA-38643

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Sara Jane Francis, Executrix of the Estate of Louise Peete Troutman, deceased, for and in consideration of the sum of Ten Dollars ***($10.00)***, cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Louise Peete Troutman, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, under Docket No. 03P-1807, Probate Court Clerk's Office for said County, has bargained and sold and hereby transfers, remises, releases and forever quitclaims unto Frank M. Peete and Dianna Peete Owens, equally and as tenants in common, all her right, title and interest in and to a certain improved parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Duncanwood as of record in Book 1424, page 139, Register's Office for said County.
>
> Said Lot No. 44 fronts 110 feet on the north side of Duncanwood Drive and runs back between lines, 194.4 feet on the west line and 192.5 feet on the east line to a dead line in the rear on which it measures 110 feet.
>
> Being the same property conveyed to Louise P. Troutman by deed from Charles I. Pearman and wife, Beverly P. Pearman, by warranty deed of record in Book 5394, Page 883, Register's Office for said County.

This is improved property known as 1132 Duncanwood Drive, Nashville, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including, without limitation, a ten foot easement for public utilities across the rear of the premises, a fifty foot building setback line from Duncanwood Drive, and the conditions of an owner's certificate shown on the plan of record in Book 1424, Page 139, said Register's Office.

This conveyance is further made subject to property taxes for 2004, a lien, but not yet due and payable, which Grantees assume and agree to pay.

WITNESS my hand this 22nd day of March 2004.

Sara Jane Francis, Executrix

Sara Jane Francis, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said State and County, the within named Sara Jane Francis who acknowledged herself to be Executrix of the Estate of Louise P. Troutman who, as such Executrix, being authorized so to do, executed the foregoing deed for the purposes therein contained.

Executed this 22nd day of March, 2004, at Nashville, Tennessee.

James C. Dale III

Notary Public

My commission expires: 3/25/06

JAMES C. DALE, III * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE