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PICK-UP

Davidson County DEEDQC
Recvd: 04/30/04 15:25 4pgs
Fees:22.00 Taxes:0.00
20040430-0049585

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc #2471947 djs 4/28/04

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Ruth Crockarell Adkins, Trustee 118 Mockingbird Road Nashville, Tennessee 37205	Same	Map 103-12 Parcel 238

WHEREAS, ROBERT B. ADKINS, JR. died testate on April 21, 2003, leaving a Last Will and Testament dated July 9, 1999 (the "Will"), which has been probated and is properly recorded as Instrument Number 5233\1102181, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Robert B. Adkins, Jr. owned the real property hereinafter described at the time of his death; and

WHEREAS, the Will appoints Ruth Crockarell Adkins as Executor, and she is the duly qualified and acting Executor of the Estate; and

WHEREAS, All real estate owned by Robert B. Adkins, Jr. at the time of his death was made a probate asset pursuant to paragraph 4 of the Will and in accordance section 32-2-103(a) of the Tennessee Code Annotated; and

WHEREAS, the Will vests the power and responsibility in the Executor for allocating the assets of the decedent's residuary estate between the Family Share of the residuary estate and the Marital Share of the residuary estate; and

WHEREAS, the Executor has determined that all of the Decedent's interest in the said real property hereinafter described should be allocated to the Family Share of the residuary estate and distributed to the Family Trust, created under the Will;

NOW, THEREFORE, FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, RUTH CROCKARELL ADKINS, by these presents do hereby quitclaim and convey all of my right, title and interest as Executor of the Estate of Robert B. Adkins, Jr. in and to the property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto, to RUTH COCKARELL ADKINS AS TRUSTEE OF THE FAMILY TRUST created under the Will of Robert B. Adkins, Jr., and her successors in trust and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer and encumber the said property without the joinder or consent of any beneficiary;

The description on Exhibit A hereto is the same as that contained in the prior deed.

This improved property know as 118 Mockingbird Road, Nashville, Tennessee.

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

IN WITNESS WHEREOF, I have executed this instrument on this 30th day of April, 2004.

Ruth Cockarell Adkins
RUTH COCKARELL ADKINS,
EXECUTOR OF THE ESTATE OF
ROBERT B. ADKINS, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ruth Cockarell Adkins, the within named bargainor and Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2004.

Debra J. Schriver
Notary Public

DEBRA J. SCHRIVER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires:

10/21/07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

RUTH COCKARELL ADKINS, TRUSTEE

Subscribed and sworn to before me
this 30th day of April, 2004.

Notary Public

My Commission Expires:

10/21/07

DEBRA J. SCHRIVER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

EXHIBIT A

Being Lot No. 13 and the northerly half of Lot No. 12 of Block "A", on the plan of Cherokee Park, Section One, as of record on Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 13 and the northerly half of Lot No. 12 front together 90 feet on the easterly side of Mockingbird Road, and run back 160.75 feet on the northerly lines and 155 feet, more or less, on the southerly line, to a dead line, measuring 98 feet thereon.

Being the same property conveyed to Robert B. Adkins, Jr. by deed of record in Book 9906, page 195, Register's Office for Davidson County, Tennessee.