PICK-UP

THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTORNEY
ASHLAND CITY, TENNESSEE

Davidson County DEEDQC
Recvd: 05/07/04 11:56 3pgs
Fees:17.00 Taxes:0.00
20040507-0052300

New Owner:
Carey Eddins
913 Fairwin Avenue
Nashville, Tennessee 37216

Parcel Identification: 072 09 0270.00

EXECUTOR'S QUITCLAIM DEED

Ruth Yarbrough died on June 13, 2002 , leaving a will dated March 5, 1999. The will was admitted to probate on August 20, 2002 in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 02-P-1373. The Executor, Karen Lee Hudson, is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received, a copy of which is attached as Exhibit A. The Executor by signing this deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will Ruth Yarbrough, Karen Lee Hudson, Executor, quitclaims to Cary Eddins all right, title, and interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 32 on the Map of Eskridge's Subdivision of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for said county.

Said Lot No. 32 fronts 60 feet on the northerly side of Fairwin Avenue and runs back 165.8 feet on the easterly line and 165.6 feet on the westerly line to a dead line in the rear and measures 60 feet thereon.

Being the same property conveyed to Ruth Yarbrough by deed of record at Book 1084, page 25, Register's Office for Davidson County, Tennessee.

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

Witness, my hand at Ashland City, Tennessee, this the 3rd day of ~~April~~ May, 2004.

Ruth Yarbrough Estate by:

Karen Lee Hudson
KAREN LEE HUDSON
EXECUTOR

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this the 3rd day of ~~April~~ May, 2004, before me personally appeared Karen Lee Hudson, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

Martha D. Kirby
NOTARY PUBLIC

My commission expires:

10/16/2007

CHEATHAM COUNTY, TENN. MARTHA D. KIRBY NOTARY PUBLIC AT LARGE

This deed is used to evidence distribution of the foregoing property to a beneficiary of the estate.

SEND TAX BILLS TO:

Carey Eddins
913 Fairwin Avenue
Nashville, TN 37216

C:\Documents and Settings\Owner\My Documents\WPDOCS2\YARBROUG\EXECUTOR'S DEED.wpd

N0019001

Exhibit A

5836751030813

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

ESTATE OF RUTH YARBROUGH
ATTN: JERRY W HAMLIN
110 FREY ST
ASHLAND CITY TN 37015-1702

August 16, 2003

Account Type:	INHERIT TX
Account No.:	440664462
Date of Death:	June 13, 2002
County:	DAVIDSON
Social Security No.:	[redacted]-7694

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

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RV-N0019001