Davidson County DEEDQC
Recvd: 06/10/04 09:44 3pgs
Fees:17.00 Taxes:0.00
20040610-0068696

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 310
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Joyce Holt Kennedy
605 Spring House Court
Brentwood, TN 37027

Send Tax Bills to:
Same as new owner

Map/Parcel:
Map 160-14
Parcel 16

PERSONAL REPRESENTATIVES' AND BENEFICIARIES' QUITCLAIM DEED

Whereas, Willard W. Holt died on September 8, 1992, and his interest in the real property herein conveyed passed to his surviving spouse, Evelyn Holt, a/k/a Evelyn Virginia Hertzka Holt, as the surviving tenant by the entireties, and

Whereas, Evelyn Holt died on January 23, 2004 leaving a Last Will and Testament dated November 30, 1979, naming Joyce Holt Kennedy and George F. Kennedy as Co-Personal Representatives and naming Joyce Holt Kennedy and Gayle Holt Dunkelberger, a/k/a Gayle Holt Dunkelburger, as the beneficiaries of her estate; and

Whereas, the Will of Evelyn Holt was admitted to probate on March 19, 2004 in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Docket No. 04P-523; and, whereas, Joyce Holt Kennedy and George F. Kennedy were duly qualified as Co-Personal Representatives; and, whereas, all debts of the decedent have been paid and Tennessee Inheritance Tax receipt no. 440753240 has been filed with the court, therefore:

We, Joyce Holt Kennedy and George F. Kennedy, as Co-Personal Representatives, and Joyce Holt Kennedy and Gayle Holt Dunkelberger, as beneficiaries, of the Estate of Evelyn Holt, a/k/a Evelyn Virginia Hertzka Holt, hereinafter called Grantors, do hereby quitclaim, transfer and convey unto Joyce Holt Kennedy, a married person, hereinafter called Grantee, her heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 of Brenthurst Subdivision, as of record in Plat Book 5200, page 492 said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Willard W. Holt and wife, Evelyn Holt, by deed from Belle Meade Builders, Inc., of record in Book 6125, page 708, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for 2004 and subsequent years and all liens and encumbrances of record.

This is improved property, known as 5616 Kristin Lane, Brentwood, Tennessee 37027.

George F. Kennedy, spouse of Joyce Holt Kennedy, hereby joins in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights he may have in the property conveyed. Gayle Holt Dunkelberger is an unmarried person.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise.

George F. Kennedy
Affiant

Subscribed and sworn to before me this 21 day of May, 2004.

My Commission Expires: 10-18-2004

Notary Public

To have and to hold the property to Grantee, her heirs, successors and assigns, forever in fee simple. Grantors warrant the title herein conveyed against the lawful claims of all persons claiming by, through or under Grantors, but no other.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of May, 2004.

Joyce Holt Kennedy
Joyce Holt Kennedy, Individually and as Co-Personal Representative of the Estate of Evelyn Holt, Grantor

George F. Kennedy
George F. Kennedy, Individually and as Co-Personal Representative of the Estate of Evelyn Holt, Grantor

Gayle Holt Dunkelberger
Gayle Holt Dunkelberger, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, the within named Grantor, Joyce Holt Kennedy, Individually and as Co-Personal Representative of the Estate of Evelyn Holt, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of May, 2004.

My Commission Expires: 10-18-2004

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, the within named Grantor, George F. Kennedy, Individually and as Co-Personal Representative of the Estate of Evelyn Holt, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of May, 2004.

My Commission Expires: 10-18-2004

Notary Public

State of New York
County of Westchester

Personally appeared before me, the undersigned authority, the within named Grantor, Gayle Holt Dunkelberger, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 2004.

My Commission Expires: _____

Notary Public

HARRY BAUMGARTEN
Notary Public, State of New York
No. 4869561
Qualified in Westchester County
Commission Expires Sept. 8, 2005