SEND TAX BILLS TO:

Sarah M. Pepper
1254 Campbell Road
Goodlettsville, Tennessee 37072

Map 33 Parcel 10

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 Castle Heights Ave. North
Lebanon, TN 37087

PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES

Space for Recorder's stamp

Davidson County DEEDQC
Recvd: 06/29/04 10:53 5pgs
Fees:27.00 Taxes:0.00
20040629-0076948

CO-EXECUTOR'S QUITCLAIM DEED

John Clayton Pepper died on July 30, 2001, leaving a Will dated March 22, 1996 and a Codicil One dated January 27, 2000. The Will was admitted to probate on November 26, 2002 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Section. The Will named Michael Smith Flanagan, Ronnie Lynn Pepper and James T. Pepper as Co-Executors. The Co-Executors are duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 440534898, a copy of which is attached as Exhibit "A". The Co-Executors, by signing this Deed, release any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of John Clayton Pepper, Michael Smith Flanagan, Ronnie Lynn Pepper and James T. Pepper, Co-Executors of the Estate of John Clayton Pepper, quitclaim unto **SARAH M. PEPPER**, her heirs and assigns, forever, all right, title and interest in and to the following tract of land, situate and lying in the 10th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Parcel #209 of Pepper Subdivision of record in Book 6200, Page 322, Register's Office for said County.

Said Parcel #209 fronts 104.28' on the north side of Campbell Road and runs back on the east line 235.00' and runs back on the west line which is a broken line 214.00' to a line in the rear which measures 107.42' thereon.

Being the same property conveyed to Clayton Pepper from Sarah M. Pepper by deed dated December 15, 1994 and of record in Book 9546, Page 507, Register's Office for Davidson County, Tennessee.

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

WITNESS OUR SIGNATURES this 24th day of ~~May~~ June, 2004.

MICHAEL SMITH FLANAGAN
Co-Executor of the Estate of John Clayton Pepper

RONNIE LYNN PEPPER
Co-Executor of the Estate of John Clayton Pepper

JAMES T. PEPPER
Co-Executor of the Estate of John Clayton Pepper

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, ~~MICHAEL SMITH FLANAGAN,~~ James T. Pepper, Co-Executor of the Estate of John Clayton Pepper, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of May, 2004.

Notary Public

MY COMMISSION EXPIRES JUNE 18, 2006

My commission expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, RONNIE LYNN PEPPER, Co-Executor of the Estate of John Clayton Pepper, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of ~~May,~~ June 2004.

Sandra L. Smiley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 3-25-06

My Commission Expires: 3-25-06

STATE OF ~~ALABAMA~~ Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, ~~JAMES T. PEPPER~~ Michael Smith Flanagan, Co-Executor of the Estate of John Clayton Pepper, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of ~~May,~~ June 2004.

Elaine Williams
Notary Public

ELAINE WILLIAMS NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My commission expires: 6-26-05

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

Affiant

Sworn to and subscribed to before me, this the 24th day of ~~May~~ June, 2004.

Elaine Williams
Notary Public

ELAINE WILLIAMS NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My commission expires: 6-26-05

N0018801

5579664021206

COPY

TENNESSEE DEPARTMENT OF REVENUE

December 9, 2002

PEPPER JOHN C
ATTN: RONNIE L PEPPER
1140 PEE DEE BRANCH RD
COTTONTOWN TN 37048-5119

Account Type:	INHERIT TX
Account No.:	440534898
Date of Death:	July 30, 2001
County:	DAVIDSON
Social Security No.:	[redacted]-6097

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 shown to be due and paid to the State of Tennessee is denoted below:

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

Internal Revenue Service
Cincinnati, OH 45999

Contact Person: Tanie Powers
Badge Number: 17-02557
Telephone: 1-866-699-4083
(Toll Free Number)

COPY

June 11, 2003

Estate Tax Closing Document
(Not a bill for tax due)

MICHAEL S FLANAGAN
% KRAFT CPAS PLLC
105 BAY CT
LEBANON TN 37087

Estate Name: JOHN CLAYTON PEPPER
Social Security Number: [redacted]6097V
Date of Death: 7/30/01

We have determined the following:

NET ESTATE TAX:	$	0.00
STATE DEATH TAX CREDIT:	$	0.00
GENERATION-SKIPPING TAX:	$	0.00

These figures do not include any interest and penalties that may be charged.

Please keep this document in your permanent records. You may need it to complete administration of the estate, such as: close probate proceedings, transfer title to property, and settle state taxes. Keep it with your cancelled check(s) to show that you have met the estate tax obligation. **Proof of payment in the amount shown above releases you of personal liability (IRC 2204). If the time for payment in the amount shown above is extended under section 6161, 6163, or 6166, personal liability is not released until full payment has been received.**

We will not reopen this return unless you notify us of changes to the return, or there is evidence of misrepresentation of a material fact, a clearly defined substantial error based upon an established Service position or a serious administrative omission. (See IRC 7121).

Susan Hansen

Field Director, Cincinnati Compliance Service Center

Jun 24 2003 10:00AM KRAFT CPA - LEBANON 615-444-6259 p.2