This instrument prepared by:
Law Office of David J. Waynick
211 Donelson Pike, Suite 2
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 08/06/04 09:53 4pgs
Fees:22.00 Taxes:0.00
20040806-0094868

ADDRESS OF NEW OWNER:
David J. Waynick, Trustee
P.O. Box 148058
Nashville, TN 37214

SEND TAX BILL TO:
To New Owner

MAP & PARCEL
135-P-0-190

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

EXECUTOR'S QUITCLAIM DEED

Earl Wallace Ross died on September 26, 2003, leaving a will dated September 30, 1998. The will was admitted to probate on October 17, 2003 in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket Number 03P-1637. The will named David J. Waynick as executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 440773175, 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 of Earl Wallace, **DAVID J. WAYNICK, EXECUTOR**, quitclaims to **DAVID J. WAYNICK, TRUSTEE OF THE ROSS TRUST**, all right, title and interest in the following described real estate in DAVIDSON COUNTY, TENNESSEE, to wit:

Situate and lying in the 2nd Civil District of said County and described as follows:

BEGINNING at a pin in the west margin of Ned Shelton Road, the same being the southeast corner of land owned by Nora Frances Kennedy, and running thence with her line West 420 feet, more or less, to an iron pin; thence South 315 feet more or less; to a point, said point begin a common corner with the remaining lands of Elizabeth Shelton Johnson; thence east 420 feet more or less, and with line of remaining lands of Elizabeth Shelton Johnson to a point in the west margin of said Ned Shelton Road; thence Northerly with the margin of said Ned Shelton Road 315 feet more or less, to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Earl W. Ross and wife, Frances J. Ross by Warranty Deed dated January 26, 1965 from Elizabeth Shelton Johnson, Widow, Book 3854, page 566, Register's Office for Davidson County, Tennessee. Frances J. Ross having predeceased Earl W. Ross.

Subject to Elizabeth Shelton Johnson, her heirs and assigns, the right to use water from a well located on the herein conveyed property, and it is agreed that the parties (which agreement shall be binding upon their heirs and assigns) shall share the expense, maintenance and upkeep of said well, the pump therein and all other equipment directly connected thereto except water line to the separate residences.

Improved property known as Route 1, 2921 Ned Shelton Road, Nashville, Tennessee 37214

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

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 26th day of July 2004.

Christie J. Lannom
Notary Public
My Commission Expires:

CHRISTIE J. LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires
June 26, 2005

Map & Parcel No. 135-P-0-190

WITNESS MY HAND at Davidson County, Tennessee this 26th day of July 2004.

By_____
DAVID J. WAYNICK, Executor
Estate of Earl Wallace Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. Waynick, the Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Executor's Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 26th day of July 2004.

Christie J. Lannom
Notary Public
My Commission Expires:

CHRISTIE J. LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires
June 26, 2005

Map & Parcel No. 135-P-0-190

N0006801

6506856040701

TENNESSEE DEPARTMENT OF REVENUE

Exhibit A

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

July 4, 2004

ESTATE OF EARL W ROSS
ATTN: DAVID J WAYNICK
211 DONELSON PIKE STE 2
NASHVILLE TN 37214-2914

Account Type:	INHERIT TX
Account No.:	440773175
Date of Death:	SEPTEMBER 26, 2003
County:	DAVIDSON
Social Security No.:	[redacted]-2410

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

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF EARL W ROSS
ATTN: DAVID J WAYNICK
211 DONELSON PIKE STE 2
NASHVILLE, TN 37214-2914

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