THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDQC
Recvd: 08/11/04 12:55 3pgs
Fees:17.00 Taxes:0.00
20040811-0097121

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parc
Francis Ronald Martin and wife Debbie B. Martin 109 Welshwood Court Goodlettsville, Tennessee 37072	Same	Map & Parcel No. 26-7 59 G020458

PURSUANT TO AND IN CONSIDERATION of the specific bequest of Ruth B. Martin by and through her Last Will and Testament which was filed for probate in the Seventh Circuit Court for Davidson County, Tennessee on August 6, 2003 which is hereby acknowledged,**the Estate of Ruth B. Martin by and through Debbie M. Cobb, Executrix,** by these presents does hereby quitclaim and convey the following described tract or parcel of land located in Davidson County, Tennessee unto **Francis Ronald Martin and wife, Debbie B. Martin,** as tenants by the entirety. The property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for Davidson County.

Said Lot No. 165 fronts 39.63 feet on the southerly margin of Welshwood Court and extends back 88.55 feet on the easterly line and 89.92 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 99.40 feet thereon.

AND BEING the same property conveyed to Francis L Martin (deceased) and wife Ruth B. Martin by deed from Randall Phillips Builders, Inc. as recorded in Record Book 8810, at page 556 in the Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to any and all existing restrictions and easements appearing of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me Debbie M. Cobb
this 9th day of August, 2004. Affiant
My Commission Expires: 5-28-06
(Affix Seal) Notary Public

Witness my hand this 9th day of August, 2004, the bargaining party, having caused my name to be signed hereto on said day and date.

Debbie M. Cobb, Executrix
Debbie M. Cobb,
Executrix for the Estate of Ruth B. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, Debbie M. Cobb, Executrix, the within named Debbie M. Cobb, 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 and official seal at Goodlettsville, Tennessee, this the 9th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 5-28-06

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

04P1304

To DEBBIE M. COBB :

It appearing to the Court that RUTH B. MARTIN has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said DEBBIE M. COBB to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this August 06, 2004 and 225th year of American Independence.

Richard R. Rooker, Clerk

Sandra Lee D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to DEBBIE M. COBB, Executrix of the estate of RUTH B. MARTIN deceased, and I do further certify that DEBBIE M. COBB is still acting Executrix of the estate of RUTH B. MARTIN, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 06th day of August, 2004.

Richard R. Rooker, Clerk

Sandra Lee D.C.