ADDRESS OF NEW OWNER
Queen E. Berry
James C. Tolbert, Jr.
515 39th Avenue North
Nashville TN 37209

SEND TAX BILLS TO
Same

MAP-PARCEL NOS.
147-00-0-196.00

Davidson County DEEDQC
Recvd: 10/08/04 13:33 4pgs
Fees:27.00 Taxes:0.00
20041008-0122028

EXECUTOR'S QUITCLAIM DEED

Robert Porter Tolbert, Jr. Died, on February 19, 2004, leaving a will dated April 19, 2003. The will was admitted to probate on April 21st, 2004, by Petition, in Davidson County, Tennessee, Docket Number 04P-578. The will named Queen E. Berry and James C. Tolbert, Jr. Co-Executors of this Estate. The Co-Executors are duly qualified. All debts of the decedent have been paid. The Executors by signing this Deed release any right that they have to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Robert Porter Tolbert, Jr., the Co-Executors, for the express purpose of making a re-conveyance to Queen E. Berry, and James C. Tolbert Jr., as joint tenants, by these presents do hereby quitclaim and convey unto **Richard Manson**, Trustee, his successors and Assigns, (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Tract #1

Being part of the Geo. Tolbert tract of land situated in the 12th Civil District of this State & Co. as is recorded in Book 62, Page 249, which was partitioned by the Davidson County Chancery Court and being one-half of Lot #4 which was allotted James Tolbert (Deceased) in the case of James Tolbert vs. Harrison House & et. al as is in Minute Book #50-Page 64. Beginning at the south west corner of Lt #4 and run north along the west boundary of Lot #4 until you reach a place in the line where you can run in an easterly direction parallel with the boundary line of Maggie Tolbert and Lot #4, which is the land of James Tolbert, thence parallel with aforesaid line until you reach the east boundary line of Lot #4 which is bound on the east by Home Jones and consists of one-half of Lot #4, containing five acres, more or less. Which five acres is bound on north by Josie M. Carney, on east Home Jones, on south Mill Stephens place, on west Alfred Roberson Road.

Tract #2

Being part of the Ellen Milton land situated in the 12th Civil District of this State and County and being part of the James Tolbert land as is recorded on Book No. 898, page, 16, R.O.D.C. Being one-half of the aforesaid tract of land which is more fully described by beginning at the south west corner of aforesaid tract of land an running north along the west boundary line of the James Tolbert land until you reach a point in that line where you can turn and run in an easterly direction parallel with the north boundary line of the James Tolbert land and thence along that line until you intersect the east boundary line of the James Tolbert land, which shall consist of eight acres more or less which 8 acres shall then be bound as follows: On north by Josie M. Carney, on east by Home Jones, on west Ellen Graham and road on south by Maggie Tolbert.

From the above thirteen (13) acres is to be deducted .45 (less than one acre), which the said Robert Tolbert Jr. conveyed to Leslie Slaughter and Lillian Dansby, by deed dated the 30th day of July 2002, and recorded in Instrument No. 200207310091682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Tolbert, Jr. by Quitclaim Deed from the heirs at law of James Chesterfield Tolbert, Sr., being one of four devisees of Robert Porter Tolbert, Sr. of record in Instrument No. 200008310086473, Registers Office For Davidson County, Tennessee. And being the same property conveyed to Robert Tolbert, Jr. by Quitclaim Deed from the heirs at law of Samuel Akins Tolbert, being one of four devisees of Robert Tolbert, Sr., of record in Instrument No. 200008310086474, Registers Office For Davidson County, Tennessee. And being the same property conveyed to Robert Tolbert, Jr. by Quitclaim Deed from the heirs at law of Josie Malinda Jackson, of record as Instrument No. 200008310086475, Register's Office for Davison County, Tennessee.

This is unimproved property known as Map 114, Part of Parcel 196; Tolbert Road.

AND NOW, I, the said **Richard Manson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Queen E. Berry, and James C. Tolbert Jr., **as joint tenants,** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 4th *day of October 2004.*

Queen E. Berry

Queen E. Berry

James C. Tolbert Jr.

James C. Tolbert, Jr.

Richard Manson, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Donna C. Valnes

Affiant

Brenda Wilson

Notary Public

Commission Expires: 9/22/2007

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of October, 2004, before me personally appeared Queen E. Berry and James C. Tolbert, Jr., to me known, or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and deed.

Brenda Wilson

Notary Public

My Commission Expires: 9/22/2007

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of October, 2004, before me personally appeared Richard Manson, Trustee, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public My Commission Expires:

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT PREPARED BY:

MANSON JONES & ASSOCIATES
The Waterfront
2280 Metrocenter Blvd.
Suite #300
Nashville TN 37228
(615) 254-1600