EXECUTOR'S QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 10/29/04 12:32 8pgs
Fees:42.00 Taxes:0.00
20041029-0130070

THIS INSTRUMENT PREPARED BY:	Frank E. Lee, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Patricia Ann Stewart	Same	Map 75-4
4522 Baton Rouge Dr.		Parcel 51
Hermitage, TN 37076		4D-24615

Billy Ammon Stewart died on February 22, 2004, leaving a Will dated November 17, 2002. The Will was admitted to probate on March 25, 2004 in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Docket Number 04P-551. The Will named **Dawn Hall** as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 440803445. The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of **Billy Ammon Stewart**, **Dawn Hall**, Executrix, quitclaims to **Patricia Ann Stewart** all right, title and interest in the following described real estate in Davidson County, Tennessee.

BEING Lot No. 285, on the plan of Tulip Grove Subdivision, Section 5, of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Billy Ammon Stewart, unmarried, by deed from Jimmie M. Bruce, unmarried, of record in Book 8389, Page 113, Register's Office for Davidson County, Tennessee.

Billy Ammon Stewart married Patricia Ann Stewart who survives him. Billy Ammon Stewart, now deceased, leaving a Will probated in the Seventh Circuit Court for Davidson County, Tennessee, Will Volume No. 5600-1452532.

Exhibit "A" certified copy of the Last Will and Testament and Letters Testamentary.

This conveyance is subject to Restrictive Covenants of record in Book 4349, Page 112 and Book 4367, Page 936, Register's Office for said County.

This conveyance is subject to an Easement, of record in Book 4492, Page 422, said Register's Office.

The above description is the same as in the previous deed of record.

This is improved property known as **4522 Baton Rouge Drive, Hermitage, TN 37076**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

Witness my hand this 29th day of October 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Estate of Billy Ammon Stewart

By: Dawn Hall, Executrix
DAWN HALL, Executrix

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 **Dawn Hall, Executrix for the Estate of Billy Ammon Stewart**, the bargainor, 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 Nashville, Tennessee, this 29th day of October 2004

Frank E Lee
NOTARY PUBLIC

FRANK E. LEE NOTARY PUBLIC AT LARGE

My commission expires: 9-24-05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE**

Subscribed and sworn before me, this the 29th day of October 2004.

Dawn Hall
Affiant

Frank E Lee
NOTARY PUBLIC

FRANK E. LEE NOTARY PUBLIC AT LARGE

My commission expires: 9-24-05

Exhibit "A"

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

04P551

To DAWN HALL :

It appearing to the Court that BILLY AMMON STEWART has died leaving a written will, in which you are appointed Executrix, which has been duly approved in open 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 DAWN HALL 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 March 25, 2004 and 225th year of American Independence.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Executrix of the last will and testament of BILLY AMMON STEWART lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Sworn to and subscribed to before me March 25, 2004 .

Richard R. Rooker, Clerk

_____ 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
DAWN HALL, Executrix
of the estate of BILLY AMMON STEWART deceased, and I do further certify that DAWN HALL is still acting Executrix of the estate of BILLY AMMON STEWART, 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 29th day of October, 2004.

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN THE ESTATE OF:

BILLY AMMON STEWART,

Deceased. **NO.** 04P551

OATH OF PERSONAL REPRESENTATIVE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, **Dawn Hall**, do hereby solemnly swear or affirm that I will honestly and faithfully perform the duties as Personal Representative in the above referenced Estate to the best of my ability and knowledge,

SO HELP ME GOD.

Signature of Affiant: Dawn Hall

Address of Affiant: 3600 W. 147th St.
Leawood KS 66224

Sworn to and subscribed to, before me, this 19th day of March 2004.

Belinda A. Collins
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

Ex 4; 4.4 -A

FILED

2004 MAR 25 PM 2:32

RICHARD R. ROOKER, CLERK

November 17, 2002

Last Will and Testament

I, Billy Ammon Stewart of Davidson County, Tennessee, being of sound mind and good health do will and bequeathe all my real and personal property to: Patricia Ann Stewart, my wife upon my death.

In the event of both our deaths before this will is executed, I request that all my property both real and personal be divided between my two step daughters Hollie Campbell and Dawn Hall. I also appoint Dawn Hall the executrix of my estate. I request she post no bond in order to carry out this document.

Billy Ammon Stewart
November 17, 2002

Witnesses: Frances E Patterson 11-17-02
Joe D. Patterson 11-17-02

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN THE MATTER OF:

THE ESTATE OF BILLY AMMON STEWART **Docket No.** 04P551

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

Before me, **Robert H. Bradshaw, Jr.**, Probate Master of the Probate Court of Davidson County, Tennessee, personally appeared **Marilyn Brewer**, and being first duly sworn and examined, did depose and say on oath:

That the instrument of writing now shown to the affiant, and which purports to be the Last Will and Testament of **Billy Ammon Stewart**, deceased, late a resident of Davidson County, Tennessee, is in all its material every parts of it, including the signature, in the handwriting of the said **Billy Ammon Stewart**, deceased, and that said deceased was at the time of the execution of said instrument, in the opinion of the deponent, fully capable of making a Will at the time made, as aforesaid, and affiant further states that at the time the said **Billy Ammon Stewart**, deceased, executed said Will was of the full age of eighteen years and upwards, and that the handwriting was generally known by the acquaintances of **Billy Ammon Stewart**.

Marilyn Brewer
MARILYN BREWER - Affiant

Sworn to and subscribed before me this 25 day of March 2004.

(Title)

By Phil York
(Title) DC

RICHARD R. ROOKER
CIRCUIT COURT CLERK

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN THE MATTER OF:

THE ESTATE OF BILLY AMMON STEWART **Docket No.** 04P551

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

Before me, **Robert H. Bradshaw, Jr.**, Probate Master of the Probate Court of Davidson County, Tennessee, personally appeared **Joe D. Patterson**, and being first duly sworn and examined, did depose and say on oath:

That the instrument of writing now shown to the affiant, and which purports to be the Last Will and Testament of **Billy Ammon Stewart**, deceased, late a resident of Davidson County, Tennessee, is in all its material every parts of it, including the signature, in the handwriting of the said **Billy Ammon Stewart**, deceased, and that said deceased was at the time of the execution of said instrument, in the opinion of the deponent, fully capable of making a Will at the time made, as aforesaid, and affiant further states that at the time the said **Billy Ammon Stewart**, deceased, executed said Will was of the full age of eighteen years and upwards, and that the handwriting was generally known by the acquaintances of **Billy Ammon Stewart**.

Joe D. Patterson
JOE D. PATTERSON - Affiant

Sworn to and subscribed before me this 25 day of MAR. 2004.

(Title)

By Phil York
(Title) D/C

RICHARD R. ROOKER
CIRCUIT COURT CLERK

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Last Will and Testament heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 25 day of MARCH , 2004 , in the Case Number 04P551 STEWART, BILLY AMMON deceased,
as same remains of record in Vol. 5600 , Page 1452532 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 29 day of OCTOBER in the year two thousand four and in the 228th year of American Independence.

SEAL

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk