Davidson County DEEDQC
Recvd: 02/04/05 10:44 2 pgs
Fees:12.00 Taxes:0.00
20050204-0013232

PICK-UP

This instrument prepared by:
Lee & Lee, Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Send Tax Bill to: (new owner)
Sherri Green
2422 Cabin Hill Rd.
Nash, TN 37214

Map: 96-13
Group: ____
Parcel: 48

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR'S QUITCLAIM DEED

Benton M. Smith died on November 20, 2001, leaving no will. The petition was admitted to probate on December 19, 2001 in the Probate Court, Wilson County, Tennessee. The court appointed Beverly C. Smith as administratrix. The administratrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being account number 440589179, a copy of which is attached as Exhibit "A". The administratrix by signing this Deed releases any right the administratrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the court, Beverly C. Smith, Administratrix, quitclaims to Sherri Green and Kevin L. Smith all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 93 on the Plan of Perry Heights, as of record in Book 2900, page 18, Register's Office for said County.
>
> Said Lot No. 93 fronts 93.5 feet on the northerly side of Nodyne Drive and extends back 156.5 feet on the easterly line and 105.2 feet on the westerly line to a dead line on which it measures 95.2 feet thereon.
>
> Being the same property conveyed to Benton M. Smith, et ux, by deed from James Dobson Johnson and wife, Nancy S. Johnson, as of record in Book 4353, page 102 Register's Office for Wilson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

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

Witness my hand at Lebanon, Tennessee, this the 15th day of December 2003.

ESTATE OF BENTON M. SMITH

BY: _____
Beverly C. Smith, Administratrix
Beverly C. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor(s), Beverly C. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day December 2003.

Patricia Lane Reed
Notary Public

MY COMMISSION EXPIRES: 3-27-06

PATRICIA LANE REED NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn to before me
this ____ day of December 2003.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Patricia Reed
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF Feb. 20 05
Brandi Wells
Deputy Register