THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 02/14/05 10:08 3 pgs
Fees:17.00 Taxes:0.00
20050214-0016324

Executor's Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Wanda G. Agee, et al 1648 Cumberland Station Blvd. Madison, TN 37115	Terrence J. Clyne c/o Continental Machine Removers, Inc. 1234 Fesslers Lane Nashville, TN 37210	Map: 106-05 Parcel: 073.00 & 072.00

This deed is made and entered into on the date and date acknowledged below, by and between Wanda G. Agee, individually and as Executrix of the Estate of Parker M. Tanner, Sr., deceased, joined by Crystal S. Tanner, the widow of Parker M. Tanner, Sr., hereinafter called the "GRANTORS" and Wanda G. Agee, individually, hereinafter called the "GRANTEE";

WHEREAS, by deed of record in Book 11001, Page 502, Register's Office for Davidson County, Tennessee, Sadie I. McClanahan, a widow, conveyed to Terrence J. Clyne and Parker M. Tanner, certain real property in Davidson County, Tennessee identified as 559-561, Murfreesboro Pike, Nashville, Tennessee, 37210, which property is more specifically and particularly described below: and

WHEREAS, Parker M. Tanner a/k/a Parker M. Tanner, Sr., died testate on April 30, 2003; and

WHEREAS, the Last Will and Testament of Parker M. Tanner, Sr., was admitted to probate in the Chancery Court for Sumner County, Tennessee, at Gallatin the case of: The Estate of Parker M. Tanner, Sr., Deceased, Docket No. 2003-P154 and Letters Testamentary were issued to Wanda G. Agee, Executrix on May 20, 2003; and

WHEREAS, Item V of the Last Will and Testament of Parker M. Tanner, Sr., gives and devises his one-half undivided interest in the said real property, including the improvements thereon and the appurtenances thereto to Crystal S. Tanner; and

WHEREAS, Crystal S. Tanner is the widow of Parker M. Tanner, Sr.; and

WHEREAS, the Tennessee inheritance tax clearance has been received, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Estate of Parker M. Tanner, Sr., is solvent; and

WHEREAS, the decedent, Parker M. Tanner, Sr., did not receive any TennCare benefits during his lifetime; and

WHEREAS, by this Executor's Quit Claim Deed, the real property, described below, shall be owned by Terrence J. Clyne, and Wanda G. Agee, as tenants in common each owning a one-half undivided interest.

NOW, THEREFORE, for and in consideration of the premises shown, and in accordance with the provisions of the Last Will and Testament of Parker M. Tanner, Sr., Wanda G. Agee, Executrix of the said estate quit claims to Wanda G. Agee, individually, all right, title and interest of the Estate of Parker M. Tanner, Sr., in the following described real estate in Davidson County, Tennessee, to wit:

> BEING Lots 4 and 5 on the map of A.M. Brown's Subdivision on the Murfreesboro Pike, as of record in Book 57, page 126, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lots.
>
> Being the same property conveyed to Terrence J. Clyne and Parker M. Tanner by deed of record in Book 11001, Page 502, Register's Office for Davidson County, Tennessee. Parker M. Tanner is one and the same person as Parker M. Tanner, Sr., by reason of the death of Parker M. Tanner, Sr., the property will be owned by Terrence J. Clyne, a one-half undivided interest and by Wanda G. Agee, a one-half undivided interest.
>
> The mailing address is 559 - 561 Murfreesboro Road, Nashville, Tennessee.

This conveyance is made subject to a first mortgage lien, evidenced by a Deed of Trust in favor of First American National Bank, now AmSouth Bank in the original principal amount of Two Hundred Fifty Thousand Dollars ($250,000.00), filed for record in Book 11001, Page 505, Register's Office for Davidson County, Tennessee, which the Grantee agrees to assume, with Terrence J. Clyne.

This transfer is by quit claim and the undersigned makes no warranties about the title, and is accepted by the Grantee, subject to all matters that may appear of record in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date acknowledged below.

GRANTEE

Wanda G Agee
WANDA G. AGEE

GRANTORS

Wanda G Agee
ESTATE OF PARKER M. TANNER, SR.,
BY: Wanda G. Agee, Executrix

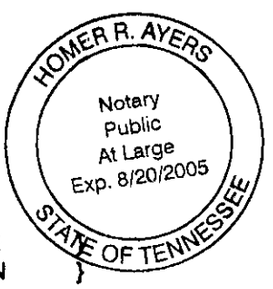
Wanda G Agee
WANDA G. AGEE, Individually

Crystal S Tanner
CRYSTAL S. TANNER, Individually

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA G. AGEE, Executrix, of the Estate of Parker M. Tanner, Sr., with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14 day of February, 2005.



NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Crystal S. Tanner, individually, with whom I am personally acquainted and who acknowledged that she executed the withing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14 day of February, 2005.

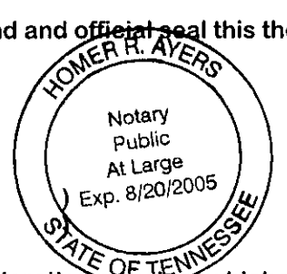


NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda G. Agee, individually, with whom I am personally acquainted and who acknowledged that she executed the withing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14 day of February, 2005.



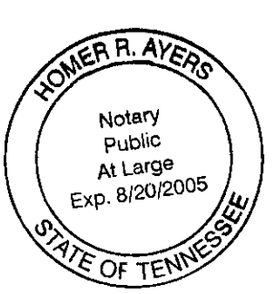
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(d).

Wanda G Agee
AFFIANT

Sworn to and subscribed before me on this the 14 day of February, 2005.



NOTARY PUBLIC