THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins, McGugin, McNeilly & Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Davidson County DEEDQC
Recvd: 03/08/05 14:40 2 pgs
Fees:12.00 Taxes:0.00
20050308-0025687

CO-EXECUTORS' QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. #
ANNETTE B. MARTIN MARTHA B. ROBERTS 82 Trotwood Cir. Brentwood, TN 37027	Same	064-12-0-A-946.00 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Annette B Martin
ANNETTE B. MARTIN, Co-Executor

JUDY DEDRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN to before me, Judy Dedrick, by ANNETTE B. MARTIN this 4th day of March, 2005.

Judy Dedrick
Notary Public
My Commission Expires: 3/25/06

Whereas, Pauline L. Binkley owned certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference;

Whereas, Pauline L. Binkley died and devised said property to her daughters, Annette B. Martin and Martha B. Roberts by her Last Will and Testament; and

Whereas the parties wish to document this testamentary transfer;

Now therefore, pursuant to the Last Will and Testament of Pauline L. Binkley, imaging number 5702/1655635, Davidson County Probate Court Clerk's Office, ANNETTE B. MARTIN and MARTHA B. ROBERTS, CO-EXECUTORS OF THE ESTATE OF PAULINE L. BINKLEY, hereinafter "GRANTORS," do hereby transfer, convey and quitclaim a one-half (1/2) undivided interest in certain real property in Davidson County, Tennessee, more particularly below to ANNETTE B. MARTIN, her heirs and assigns, and a one-half (1/2) undivided interest in certain real property in Davidson County, Tennessee, more particularly described below to MARTHA B. ROBERTS, her heirs and assigns.

LAND in Davidson County, Tennessee, being Unit No. 946 of Fox Run condominiums, Section Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5535, Page 713, as amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Fox Run Condominiums, as of record in Book 5200, Page 148, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Pauline L. Binkley by instrument #200006050055587, R.O.D.C.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums, of record as aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year.

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

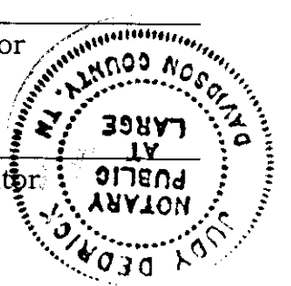
After this conveyance, ANNETTE B. MARTIN and MARTHA B. ROBERTS will each own a one-half (1/2) undivided interest in said property as tenants in common.

WITNESS its hand this 4th day of March, 2005.

ESTATE OF PAULINE L. BINKLEY

By: Annette B Martin
ANNETTE B. MARTIN, Co-Executor

By: Martha B. Roberts
MARTHA B. ROBERTS, Co-Executor



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNETTE B. MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Co-Executor of the Estate of Pauline L. Binkley and that as such Co-Executor she executed the within instrument for the purposes therein contained.

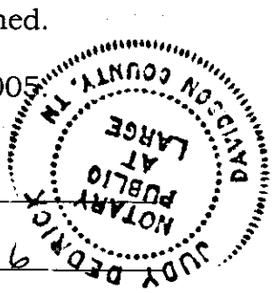
WITNESS my hand and seal his 4th day of March, 2005.

Judy Dedrick
Notary Public
My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA B. ROBERTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Co-Executor of the Estate of Pauline L. Binkley and that as such Co-Executor she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 4th day of March, 2005.



Judy Dedrick
Notary Public
My Commission Expires: 3/25/06