Prepared by:
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Box 21-B
Highway 100/Goodyear Property

Davidson County DEEDQC
Recvd: 09/14/05 15:29 3 pgs
Fees:17.00 Taxes:0.00
20050914-0110775

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Ann Webb Betty, Benjamin R. Betty, IV and Virginia Dobson Betty, Co-Trustees of the Benjamin R. Betty, III Family Trust c/o 114 Jefferson Square Nashville, TN 37215	**Ann Webb Betty, Benjamin R. Betty, IV and Virginia Dobson Betty, Co-Trustees of the Benjamin R. Betty, III Family Trust c/o 114 Jefferson Square Nashville, TN 37215**	**Map-130-1 Parcel-115**

BENJAMIN R. BETTY, III (hereinafter referred to as the "Decedent") died on May 14, 2005, leaving a Last Will and Testament dated February 14, 2005. The Last Will and Testament was admitted to probate on June 21, 2005, in the Chancery Court for Sumner County, Tennessee, and his estate was assigned the number 2005P-199 by the Clerk & Master for said County. The Personal Representative, ANN WEBB BETTY, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ANN WEBB BETTY, Personal Representative of the Estate of BENJAMIN R. BETTY, III (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto ANN WEBB BETTY, BENJAMIN R. BETTY, IV and VIRGINIA DOBSON BETTY, CO-TRUSTEES OF THE BENJAMIN R. BETTY, III FAMILY TRUST (hereinafter referred to as "Grantee"), their successors and assigns, a forty-nine and one-half percent (49.5%)

undivided interest in and to the following described property located in Sumner County, Tennessee, belonging to the Decedent pursuant to his Last Will and Testament, to-wit:

Land located in Davidson County, Tennessee and being Lots No. 7, 8, 9 and 10 of Block "Z" of the Second Revised Plan of Block "Y" and "Z" in the Highlands of Belle Meade No. II, of record in Book 1130, page 63, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof. And more particularly described based upon a survey prepared by Allen R. Trumbo, TN RLS No. 1127, Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167, dated 11-18-99, Job No. 99053.

Beginning at a P K Nail situated in the easterly margin of U.S. Highway 100, said point being 129.53 feet more or less south of the southeast curve return at the intersection of U.S. Highway 100 and Heady Drive, said point being the northwest corner of the property herein conveyed.

Thence, leaving said road, S 64 deg 23 min 27 sec E, a distance of 227.64 feet to a P K Nail in a 20-foot alley;

Thence, with said alley, S 25 deg 36 min 23 sec W, a distance of 104.19 feet to an iron rod;

Thence, S 29 deg 16 min 28 sec W a distance of 4.59 feet to an iron rod.

Thence, N 61 deg 51 min 27 sec W, a distance of 230.06 feet to a railroad spike in the easterly margin of Highway 100;

Thence, with said road and around a curve to the left having a central angle of 01 deg 29 min 47 sec, a radius of 3776.68 feet, a length of 98.63 feet, a tangent of 49.32 feet and a chord which bears N 27 deg 03 min 06 sec E for a distance of 98.63 feet to the point of beginning and containing 23717.260 square feet or 0.544 acres.

Being the same property conveyed to Ann Webb Betty, Virginia Dobson Betty and Ben R. Betty, III and wife, Nancy D. Betty, by Warranty Deed dated November 22, 1999, from McNeel Properties, LLC, of record in **Book 11756, page 878,** in the Register's Office for Davidson County, Tennessee, Nancy D. Betty having subsequently conveyed all of her undivided interest to her husband, Ben R. Betty, III, by Quitclaim Deed dated February 14, 2005, of record as **Instrument Number 20050215-0017266** said Register's Office.

The legal description stated above has been taken from the prior Quitclaim Deed conveying said forty-nine and one-half percent (49.5%) undivided interest in said property to the Decedent in fee simple. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 12th day of September, 2005.

ESTATE OF BENJAMIN R. BETTY, III-Grantor

By: Ann Webb Betty
Ann Webb Betty, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Linda Rae Treece, a Notary Public of this County, ANN WEBB BETTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Benjamin R. Betty, III, and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 12th day of September, 2005.

LINDA R. ARCENO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Linda Rae Treece
Notary Public
My Commission Expires: My Commission Exp. March 21, 2009

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-40(a)(3)(D).