THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDQC
Recvd: 10/31/05 12:16 6 pgs
Fees:32.00 Taxes:0.00
20051031-0131207

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph R. McMurray 1303 Cardinal Avenue Nashville, TN 37216	Same as New Owner	Map 061-12 Parcel 209

THIS QUITCLAIM DEED, is made and entered into on the day and date last written below by and between JOSEPH R. MCMURRAY, RANDALL D. MCMURRAY, ROBIN D. MCMURRAY a/k/a ROBIN D. TIPPIN a/k/a ROBIN PIPPEN, being all the heirs at law, and beneficiaries under the Last Will and Testament of RUBY MCMURRAY a/k/a RUBY D. MCMURRAY, now deceased, hereinafter referred to as the "GRANTORS", and JOSEPH R. MCMURRAY, a single man, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, by Deed of Record in Book 6567, Page 55, Register's Office for Davidson County, Tennessee, RUBY MCMURRAY, a/k/a RUBY D. MCMURRAY, a single woman, became vested with ownership and title to certain real property in Davidson County, Tennessee, as therein described and as hereinbelow described; and,

WHEREAS, RUBY MCMURRAY a/k/a RUBY D. MCMURRAY a/k/a RUBY DICKENS MCMURRAY died on December 16th, 2004, a copy of her death certificate being attached hereto as Exhibit A to this Quitclaim Deed;

WHEREAS, RUBY MCMURRAY a/k/a RUBY D. MCMURRAY a/k/a RUBY DICKENS MCMURRAY was predeceased by her husband, DANIEL D. MCMURRAY, who died intestate on February 16, 1984; and,

WHEREAS, RUBY MCMURRAY left a Last Will and Testament dated July 4, 1996, a copy of which is attached hereto as Exhibit B to this Quitclaim Deed and incorporated herein by reference; and,

WHEREAS, JOSEPH R. MCMURRAY, RANDALL D. MCMURRAY, ROBIN D. MCMURRAY a/k/a ROBIN D. TIPPIN a/k/a ROBIN PIPPEN, were the only children born to or adopted by RUBY MCMURRAY, during her lifetime, and the only beneficiaries under her Last Will and Testament a copy of which is attached hereto as Exhibit B; and,

WHEREAS, RUBY MCMURRAY was unmarried at the time of her death; and,

WHEREAS, the Last Will and Testament of RUBY MCMURRAY a/k/a RUBY D. MCMURRAY, was never filed for probate, nor was any administration made of the Estate of RUBY MCMURRAY; and,

WHEREAS, the undersigned represent and warrant that all debts and obligations owing by RUBY D. MCMURRAY, during her lifetime or by reason of her death have been fully paid and satisfied; and,

WHEREAS, the undersigned represent and warrant that RUBY D. MCMURRAY was never a recipient of TennCare Benefits during her lifetime; and,

WHEREAS, JOSEPH R. MCMURRAY has agreed to exchange a certain tract or parcel of land in Nevada County, Arkansas, with RANDALL D. MCMURRAY for the interest of RANDALL D. MCMURRAY in the property described below; and,

WHEREAS, RANDALL D. MCMURRAY has entered into certain agreements with ROBIN D. MCMURRAY, a/k/a ROBIN D. TIPPIN, a/k/a ROBIN PIPPEN, for her interest in the real property hereinbelow described.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOSEPH R. MCMURRAY, a single man, RANDALL D. MCMURRAY, a single man, and ROBIN D. MCMURRAY, a/k/a ROBIN D. TIPPIN, a/k/a ROBIN PIPPEN, a single woman, have this day bargained, sold, and Quit Claimed unto JOSEPH R. MCMURRAY, his heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 5, Block "A" of Greenland Estates, of record in Plat Book 974, page 13, of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 5 fronts 50 feet on the northerly side of Cardinal Drive, formerly Martha Avenue, and runs back between parallel lines 175 feet to a deadline.
>
> Being the same property conveyed to RUBY MCMURRAY by Deed from JOHN E. HELTON and I.E. HELTON, JR., filed for record Book 6567, Page 55, Register's Office for Davidson County, Tennessee; and,

The said RUBY MCMURRAY died on December 16, 2004, survived by her three (3) children, JOSEPH R. MCMURRAY, RANDALL D. MCMURRAY, ROBIN D. MCMURRAY a/k/a ROBIN D. TIPPIN a/k/a ROBIN PIPPEN, her only heirs at law and the only beneficiaries under the Last Will and Testament dated July 4, 1996, not filed for probate.

The mailing address for the said property is: 1303 Cardinal Avenue, Nashville, Tennessee 37216.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the _____ day of October, 2005.

"GRANTOR"

JOSEPH R. MCMURRAY

"GRANTEE"

RANDALL D. MCMURRAY

"GRANTEE"

ROBIN D. MCMURRAY, a/k/a ROBIN D. TIPPIN, a/k/a ROBIN PIPPEN

"GRANTEE"

JOSEPH R. MCMURRAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JOSEPH R. MCMURRAY, RANDALL D. MCMURRAY, ROBIN D. MCMURRAY a/k/a ROBIN D. TIPPIN a/k/a ROBIN PIPPEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 24th day of October, 2005.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

Sworn to and subscribed before me this the 24th day of October, 2005.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
Office of Vital Records

EXHIBIT A

EXHIBIT A

0406864

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

TYPE/PRINT IN PERMANENT BLACK INK - FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Ruby Dickens McMurray
2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): December 16, 2004
4. SOCIAL SECURITY NUMBER (of Deceased): 412-58-4176
5a. AGE-LAST BIRTHDAY (Years): 67
5b. UNDER 1 YEAR: MONTHS / DAYS
5c. UNDER 1 DAY: HOURS / MIN.
6. DATE OF BIRTH (Month, Day, Year): August 28, 1937
7. BIRTHPLACE (City and State or Foreign Country): Ridgeton, Tennessee
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 No
9a. PLACE OF DEATH (Check only one): HOSPITAL: 1 Inpatient 2 ER/Outpatient 3 DOA; OTHER: 4 Nursing Home 5 [X] Residence 6 Other (Specify)
9b. FACILITY NAME (If not institution, give street and number): 333 Rio Vista Dr. Apt. #B-4
9c. CITY, TOWN, OR LOCATION OF DEATH: Madison
9d. COUNTY OF DEATH: Davidson
10. MARITAL STATUS (Married, Never Married, Widowed, Divorced) (Specify): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name):
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.): Own Home
12b. KIND OF BUSINESS/INDUSTRY: Own Home
13a. RESIDENCE-STATE: Tennessee
13b. COUNTY: Davidson
13c. CITY, TOWN, OR LOCATION: Madison
13d. STREET AND NUMBER OR RURAL LOCATION: 333 Rio Vista Dr. Apt. B-4
CENSUS TRACT
13e. INSIDE CITY LIMITS? [X] Yes [ ] No
13f. ZIP CODE: 37115
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No-if yes, specify Cuban, Mexican, Puerto Rican, etc.) Yes / No
15. RACE-American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 9; College (1-4 or 5+):

PARENTS

17a. FATHER'S NAME (First, Middle, Last): Clarence Dickens
17b. MOTHER'S NAME (First, Middle, Maiden): Velma Stewart

INFORMANT

18a. INFORMANT'S NAME (Type/Print): Mrs Nell Crook
18b. RELATIONSHIP TO DECEASED: Sister
18c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 2926 Melvin Dr. Hermitage, TN 37076

DISPOSITION

20a. METHOD OF DISPOSITION: 1 [X] Burial 2 [ ] Cremation 3 [ ] Removal from State 4 [ ] Donation 5 [ ] Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Spring Hill Cemetery
20c. LOCATION-City or Town, State: Madison, TN
21a. SIGNATURE OF FUNERAL DIRECTOR: Don Evans
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 3953
21c. SIGNATURE OF EMBALMER: Donald L. Garrison
21d. LICENSE NUMBER OF EMBALMER: 4287
22a. NAME AND ADDRESS OF FUNERAL HOME: Cole & Garrett Funeral Home and Cremation Services - (G), 127 N. Main Street Goodlettsville, TN 37072
22b. LICENSE NUMBER OF FUNERAL HOME: 718

REGISTRAR

23. REGISTRAR'S SIGNATURE: Tonya L. Ruttlen
24. DATE FILED (Month, Day, Year): December 20, 2004

CERTIFIER

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated.
1 SIGNATURE AND TITLE OF PHYSICIAN: [illegible]
25b. LICENSE NUMBER: 30415
25c. DATE SIGNED (Month, Day, Year): 12/20/04
25a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated.
2 SIGNATURE AND TITLE OF MEDICAL EXAMINER:
25b. LICENSE NUMBER:
25c. DATE SIGNED (Month, Day, Year):
PHYSICIAN OR MEDICAL EXAMINER CERTIFYING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION within 48 HOURS.
27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): [illegible]

CAUSE OF DEATH

28. PART I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.
Approximate Interval: Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death): [illegible] DUE TO (OR AS A CONSEQUENCE OF):
[illegible] DUE TO (OR AS A CONSEQUENCE OF):
Sequentially list conditions, if any, leading to the immediate cause. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.
DUE TO (OR AS A CONSEQUENCE OF):
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.
29a. WAS AN AUTOPSY PERFORMED? 1 Yes 2 [X] No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 Yes 2 No

30. MANNER OF DEATH: 1 Natural 2 Accident 3 Suicide 4 Homicide 5 Pending Investigation 6 Could not be Determined
31a. DATE OF INJURY (Month, Day, Year):
31b. TIME OF INJURY: M
31c. INJURY AT WORK? 1 Yes 2 No
31d. DESCRIBE HOW INJURY OCCURRED:
31e. PLACE OF INJURY (At home, farm, street, factory, office building, etc. (Specify):
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State):

PH-1859 (REV. 6-98)

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Tonya L. Ruttlen
Tonya L. Ruttlen
Local Registrar

DEC 20 2004
Date Issued

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

CERTIFICATION OF VITAL RECORD

EXHIBIT B

COPY

Last Will and Testament

OF

RUBY D. McMURRAY

I, Ruby D. McMurray, a single person, of Davidson County, Tennessee, being of sound mind and disposing memory, hereby make, publish and declare this my Last Will and Testament, hereby revoking all wills and codicils previously made by me.

I.

I desire that all my just debts and funeral expense and cost of administration be paid as soon as practical after my death.

II.

I hereby give, bequesth and devise my entire estate, real, personal and cash, equally to my three children, namely Robin D. Tippin, Randall D. McMurray and Joseph R. McMurray, per stirpes and not per capita.

III.

I hereby appoint my sister, Nell B. Crook, of Davidson County, Tennessee, as my Executrix of this will, and I direct that no bond shall be required of her. My Executrix shall have full authority to sell any or all of my estate in any manner she may select and her decision will be final as to the manner in which it will be sold. This will be necessary for division to the three children named in Paragraph II above. This power to sell shall include all real estate wheresoever located and she may sign deeds, instruments, etc. in connection therewith, all without Court approval. I hereby waive the requirement of filing any inventory or final accounting with the Court.

In witness whereof, I have hereunto set my hand and seal this 4 day of July, 1996.

/S/ Ruby D. McMURRAY
Ruby D. McMurray,
Testatrix.

The foregoing instrument was signed by the above-named Ruby D. McMurray and declared to be her Last Will and Testament, in the sight and presence of us and each of us, who thereupon, at her request, in her sight and presence, and in the sight and presence of each other, have hereunto subscribed our hands as witnesses thereto.

/S/ Blanche S. Burnette
Witness:

/S/ Yvonne Collins
Witness:

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

AFFIDAVIT OF ATTESTING WITNESSES

We, the undersigned , witnesses to the foregoing Last Will and Testament to which this is attached, being more than eighteen (18) years of age and having no interest in said estate, do depose and make affidavit that Ruby D. McMurray, on the 4 day of July, 1996, produced the said Last Will and Testament and acknowledged it to be her Last Will and Testament and signed the same in our sight and presence, and we, at her request, and in her sight and presence, signed said Last Will and Testament in the sight and presence of each other, and at said time, we considered Ruby D. McMurray to be of sound mind and disposing memory and knew her to be eighteen (18) years of age or older.

/s/ Blanche S. Burnette
Witness:

Address: _____

_____

/s/ Yvonne Collins
Witness:

Address: _____

_____

Subscribed and sworn to before me, this 4 day of July, 1996.

/s/ H. Houston Hagar
Notary Public.

My Commission expires 11-27-99