This Instrument Was Prepared By:
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Davidson County DEEDQC
Recvd: 04/11/06 08:35 3 pgs
Fees:17.00 Taxes:0.00

20060411-0041338

EXECUTORS' QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	PARCEL NOS.
Keith Middleton 6636 Whittemore Lane Antioch, Tennessee 37013	Same	187 00 0 043.00

KNOW ALL MEN BY THESE PRESENTS, that **KEITH MIDDLETON AND NANCY BAKER, Co-Executors of the Estate of Ann Middleton Ross,** (the "Grantor"), to fulfill the provisions of the decedent's Last Will and Testament and for no monetary consideration do hereby quitclaim and convey unto **KEITH MIDDLETON** all of the Grantor's right, title and interest in and to certain real property located in Davidson County, State of Tennessee, and described as follows, to-wit:

A tract of land lying wholly within the 31st Civil District of Davidson County, Tennessee and is bound in the general on the north by Middleton, on the east by Middleton, on the south by Burkett Road and on the west by Chadwell.

Beginning at a spike in center line of Burkett Road, said point being Chadwell's southeast corner, thence with Chadwell N 14 degrees 15' E. 1690 feet to an iron pin, thence with Middleton with the Fourteen following calls N 89 degrees 44' E. 31.62 feet, S. 42 degrees 12' E 172.04 feet, S. 40 degrees 33' E. 200.2 feet, S. 35 degrees 41' E. 194.3 feet, S 22 degrees 11' E 131.1 feet, S. 4 degrees 29' west 116.2 feet, S. 29 degrees 59' W. 22.4 feet, S. 18 degrees 40' E. 254.71 feet, S. 52 degrees 27' E. 179.08 feet, S. 34 degrees 36' E. 322.05 feet, S. 56 degrees 33' E. 70.60 feet, S. 36 degrees, 19' E. 211.7 feet, S. 33 degrees 47' E. 112.45 feet, and S. 20 degrees, 35' E. 59.55 feet to a point in center line of Burkett Road, thence with said center line with the two following calls N. 88 degrees 45' W. 586.4 feet and S. 88 degrees W. 100 feet to the point of beginning containing 13.2 acres more or less.

Being the same property conveyed to Clyde W. Middleton and wife, Anna Lois Middleton, by deed of record at Book 4838, page 32, Register's Office for Davidson County, Tennessee. The said Clyde W. Middleton having died on May 16, 1983, this real property passed by operation of law to the surviving joint tenant, Anna Lois Middleton. The said Anna Lois Middleton (a/k/a Ann Middleton Ross) having died on November 16, 2004, leaving a Last Will and Testament admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee Probate Court (Docket No. 04P1984), this deed is executed to fulfill the terms of her Last Will and Testament. The said Anna Lois Middleton and Ann Middleton Ross are one and the same person.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved (X)
This is improved( ) property, known as 6636 (House Number) Whittemore Lane (Street) (P.O. Address) Antioch (City or Town) 37013 (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 7th day of April, 2006.

Keith Middleton, Co-Executor

Nancy Baker, Co-Executor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **KEITH MIDDLETON,** Co-Executor of the Estate of Ann Middleton Ross, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis, and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7th day of April, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: August 16, 2008

MARK A. COMBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **NANCY BAKER,** Co-Executor of the Estate of Ann Middleton Ross, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis, and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7th day of April, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: ~~August 16, 2008~~

MARK A. COMBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Affiant

Subscribed and sworn to before me, this
the 7th day of April, 2006.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES: August 16, 2008

MARK A. COMBS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY