This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:

DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

Davidson County DEEDQC
Recvd: 05/19/06 09:15 4 pgs
Fees:22.00 Taxes:0.00
20060519-0058813

FROM: KRISTI S. (MEYER) WAGNER,
EXECUTRIX for the ESTATE OF SYLVIA L. ROPER

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: FRANK A. STARNES, a single person

ADDRESS NEW OWNER:
FRANK A. STARNES
2323-25 Oak Court
Nashville, TN 37205

SEND TAX BILLS:
FRANK A. STARNES
2517 Ingrid Lane
Metaire, LA 70003

MORTGAGEE:
NONE

MAP & PARCEL
Map 83-07-0-338

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Kristi S. (Meyer) Wagner, Executrix for the Estate of Sylvia L. Roper (DOD: 11/17/05 -- see Davidson County Seventh Circuit Court, Docket No. 05P-1817) have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 20, Eastland Oaks, Section 2, as of record in book 4860, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sylvia L. Roper by Cash Deed for Tennessee, dated July 28, 1992, from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8686, Page 858, Register's Office for Davidson County, Tennessee. The said Sylvia L. Roper having become deceased on November 17, 2005, and the subject property having been inherited by Frank A. Starnes, pursuant to the decedent's Last Will and Testament admitted to Probate on December 1, 2005 (see Docket No. 05P-1817).

The above described property is conveyed subject to all restrictions, covenants, easements, and reservations of record in the Register's Office for Davidson County, Tennessee.

This is improved property located and known as 2323-25 Oak Court, Nashville, Davidson County, Tennessee, 37205.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **FRANK A. STARNES,** a single person, his heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 25 day of April, 2006.

KRISTI S. (MEYER) WAGNER,
Executrix for the Estate of SYLVIA L. ROPER

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **KRISTI S. (MEYER) WAGNER**, Individually and as Executrix of the **Estate of SYLVIA L. ROPER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 25th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.