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: 05/23/06 14:59 4 pgs
Fees:27.00 Taxes:0.00
20060523-0060679

FROM: MITCHELL S. GUFFEE, JR.,
EXECUTOR for the ESTATE OF MITHCELL S. GUFFEE

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: MITCHELL S. GUFFEE, JR., Individually

ADDRESS NEW OWNER:
MITCHELL S. GUFFEE, JR.
717 Stewart Valley Drive
Smyrna, TN 37167

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
095040
112.00

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, Mitchell S. Guffee, Jr., Executor for the Estate of Mitchell S. Guffee (DOD: 08/22/03 -- see Davidson County Probate Court, Case No. 04P-454) 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 No. 88 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 88 fronts 70 feet on the easterly side of Ridgeway Drive and runs back between lines 226.68 feet on the north line and 239.3 feet on the south line to a dead line in the rear, measuring 71.13 feet thereon.

Being the same property conveyed to Mitchell S. Guffee and wife, Verna H. Guffee, by Warranty Deed dated July 21st, 1950, from A. & C. Homes, Incorporated, of record in Book 73, Page 153, Register's Office for Davidson County, Tennessee. Verna H. Guffee subsequently became deceased on July 19, 1990, and Mitchell S. Guffee having received said real property by operation of law, and the said Mitchell S. Guffee having subsequently become deceased on August 22, 2003.

This is improved property located and known as 223 Ridgeway Drive, Nashville, Davidson County, Tennessee, 37214.

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 **MITCHELL S. GUFFEE, JR.**, 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 18th day of April, 2006.

Mitchell S. Guffee Jr.

MITCHELL S. GUFFEE, JR., Executor
Estate of MITCHELL S. GUFFEE

David Kennedy

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 **MITCHELL S. GUFFEE, JR.**, Executor of the **Estate of MITCHELL S. GUFFEE**, 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 18th 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 18th 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.

Mitchell S. Guffee Jr.
AFFIANT

Subscribed and sworn to before me this 18th day of April, 2006.

NOTARY PUBLIC

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

My Commission Expires: 03/20/10