(1)

mail to:

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Name and Address of New Owners:

Valerie A. McDonald
3120 Southlake Drive
Nashville, TN 37211

Send Tax Notices To:

AmSouth Bank
P.O. Box 57046
Irvine, CA 92619-7046

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY
THE PARTIES

MAP 119-15-0-054.00

EXECUTOR'S QUITCLAIM DEED

WHEREAS, ARCHIE NORTHCUTT PITTS, died leaving a will. The Will was admitted to Probate and is of record in No. 05P-1889, in the 7th Circuit Court of Davidson County, Tennessee, Probate Division. The said MARY NAN SMITH and THOMAS FRANKLIN PITTS state that they are the Co-Executors and Beneficiaries and LEE MONTAGUE a/k/a MARTHA JANETTE PITTS and MONTAGUE ALAN PITTS state that they are Beneficiaries of the Estate of Archie Northcutt Pitts. The undersigned MARY NAN SMITH and THOMAS FRANKLIN PITTS as Co-Executors and beneficiaries and LEE MONTAGUE a/k/a MARTHA JANETTE PITTS and MONTAGUE ALAN PITTS, as beneficiaries, by signing this deed, release any rights they have as Co-Executors and Beneficiaries and to recover this property in the event of a subsequent insolvency of this Estate. By the authority as Co-Executors and Beneficiaries and for good and valuable consideration, the receipt of which is hereby acknowledged, the said Co-Executors and Beneficiaries of the Estate of Archie Northcutt Pitts, quitclaim to VALERIE A. MCDONALD, her heirs and assigns, all their right, title, claim and interest, in and to that certain parcel of real estate situated in the 6th Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 66, SECTION TWO, SOUTHLAKE, according to survey and plat of same appearing of record in Book 2083, page 84, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Archie N. Pitts and wife, Junelie A. Pitts by deed of record in Book 2302, Page 97, of the Register's Office of Davidson County, Tennessee. The said Junelie A. Pitts being deceased and Archie N. Pitts having received the property as surviving tenant by the entirety. The said Archie N. Pitts is deceased and by his Last Will and Testament of record in No. 059-1889, in the 7th Circuit Court of Davidson County, Tennessee, Probate Division, said property was given, willed, devised and bequeathed to Mary Nan Pitts Smith, Lee Montague a/k/a Martha Janette Pitts, Thomas Franklin Pitts and Montague Alan Pitts.

THIS conveyance is subject to the restrictive covenants of record in Book 2274, page 618, and, to any and all other matters as shown on subdivision plat of record in Book 2083, page 84, of the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS, on this the 9th day of June, 2006.

ESTATE OF ARCHIE N. PITTS

By: Mary Nan Smith
Mary Nan Smith,
Co-Executor and Beneficiary

By: Thomas Franklin Pitts
Thomas Franklin Pitts
Co-Executor and Beneficiary

By: Lee Montague AKA Martha Janette Pitts
Lee Montague a/k/a Martha Janette Pitts
Beneficiary

By: Montague Alan Pitts
Montague Alan Pitts
Beneficiary

Davidson County DEEDQC
Recvd: 06/13/06 10:26 2 pgs
Fees:13.00 Taxes:403.30

20060613-0070120

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Mary Nan Smith, Thomas Franklin Pitts, Lee Montague a/k/a Martha Janette Pitts and Montague Alan Pitts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing Executor 's Quitclaim Deed for the purpose therein contained.

WITNESS MY HAND, on this the 9th day of June, 2006.

NOTARY PUBLIC

MARK S. MOORE NOTARY PUBLIC AT LARGE RUTHERFORD

My Commission Expires: 2-20-2011

State of Tennessee
County of Williamson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 9th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 1-21-07

DELLA L. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2007