Davidson County DEEDQC
Recvd: 06/30/06 09:36 3 pgs
Fees:17.00 Taxes:0.00
20060630-0078293

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, PLLC
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Nashville, Tennessee 37203
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $NONE.

Margaret Reynolds Roberts
AFFIANT

Subscribed and sworn to before me this 22 day of June, 2006.

Notary Public
My Commission Expires: 5/30/07

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Comm Exp. May 30, 2007

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Margaret Reynolds Roberts, Trustee, et al. 5100 Boxcroft Place Nashville, TN 37205	- SAME -	Map 116-13 Parcel 153

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Margaret Reynolds Roberts, Executrix of the Estate of William Clyde Roberts, deceased (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the decedent's will which was duly admitted to probate-only as a muniment of title in Davidson County, Tennessee, and recorded in Will Book 5761, page 1774201, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Margaret Reynolds Roberts and Cumberland Trust & Investment Company,

Trustees of the William Clyde Roberts Living Trust dated April 4, 1996, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 23 day of June, 2006.

Margaret Reynolds Roberts

Margaret Reynolds Roberts, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Reynolds Roberts, Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein co1 tained.

WITNESS my hand, at office, this 22nd day of June, 2006.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

116-13 153.00

All of the interest of William Clyde Roberts, deceased, (being an undivided 40% tenant in common interest) in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21 on the plan of Boxcroft Subdivision, as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to restriction of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for said county. This conveyance is subject to any and all existing easements of record.

Being the same property conveyed to Margaret Reynolds Roberts by Evans-Cain Company, a partnership, by deed of record in Book 5251, page 227, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Clyde Roberts, as to an undivided 40% tenant in common interest, by deed from Margaret Reynolds Roberts, of record in Book 8176, page 571, Register's Office for Davidson County, Tennessee.

William Clyde Roberts died August 17, 2004, and devised his entire interest in the subject property by pourover Will of record in Will Book 5761, Page 1774201, Probate Court Clerk's Office for Davidson County, Tennessee, probate docket number 05P-116 to Margaret Reynolds Roberts and Cumberland Trust & Investment Company, the successor Trustees of his revocable living trust, the William Clyde Roberts Living Trust dated April 4, 1994.

This is improved property known as 5100 Boxcroft Place, Nashville, Tennessee 37205.