MAP, PARCEL NOS:
MAP 40; PARCEL 23
MAP 40; PARCEL 55

Recording Information
Davidson County DEEDQC Recvd: 07/27/06 14:13 3 pgs Fees:17.00 Taxes:0.00 20060727-0091042

This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Owen Alvin Waldrop 1000 Buckworth Avenue Franklin, Tennessee 37064	Steven A. Benefield, Trustee 505 North 20th Street; Suite 1800 Birmingham, Alabama 35203-2696	None

QUITCLAIM DEED
OF
ADMINISTRATOR CTA

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the _____ day of July, 2006, by and between **OWEN ALVIN WALDROP,** Administrator CTA of the estate of Grace Waldrop Batson, hereinafter referred to as "Party of the First Part", and **STEVEN A. BENEFIELD**, Trustee fo the Grace Waldrop Batson Revocable Trust Amended and Restated May 10, 2005, hereinafter referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR GOOD AND VALUABLE CONSIDERATION EXCHANGED, the receipt and sufficiency of which is hereby acknowledged, including the desire of Party of the First Part to transfer to Party of the Second Part, pursuant to the terms and provisions of the Last Will and Testament of Grace Waldrop Batson ("Deceased"), any right, title or interest Party of the First may have in the one-half (½) undivided interest of the Deceased in real estate hereinafter described, Party of the First Part conveys and quitclaims unto Party of the Second Part, his successors and assigns, the entirety of the one-half (½) undivided interest of the Deceased in and to the following described real estate, to wit:

Beginning at a stake in the western line of the property conveyed to Bettie Belle Mullins by deed from Alice True and husband, of record in Book 1019, page 134, Register's Office for said County, said point being south 45° east 1815.5 feet from the extreme northwest corner of said Mullins' property; running thence south 88°5' west 624 feet to a white oak; thence south 30° west 652 feet to a post; thence south 79°40' west 103 feet to a stone 16 feet west of an elm; thence south 7° east 21.50 feet to a stake 3 feet south of a hackberry; thence south 88° 50' east 691 feet to an oak; thence south 21° 35' east 157 feet to a post; thence south 70° east 377 feet to the southwest corner of the Bettie Belle Mullins tract; thence north 11° west 3475.3 feet along the western line of the Mullins property and crossing Old Hickory Boulevard to the point beginning, containing 66.25 acres, more or less, according to a survey made by Blanchard and Parrish, Surveyors, July 20, 1938. But being otherwise described as follows: Beginning at a stone and pointers, the extreme western corner of a tract of land conveyed to Bettie Belle Mullins be deed from Alice True and husband, of record in Book 1019, page 134, Register's Office for said County; and running thence westerly 35 poles to a stone and pointers; thence southerly 40 poles to a stone and mulberry; thence westerly 6 ⅓ poles to a stone and beech, the corner of a tract of land formerly owned by the heirs of John G. Marshall, deceased; thence south 9⅓° east with the eastern boundary line of said tract, and crossing the east fork of Whites Creek, 151 poles to 3 buckeyes; thence easterly 25 poles to a stone; thence southerly 8.6 poles to an elm, to the northwest corner of a 40 acre tract of land conveyed to W. T. Bennett and J. A. Woodroof, by deed from F. P. White, of record in Book No. 257, page 4, said Register's Office; thence south 7½° east with the northerly boundary line of said tract, 48.22 poles to the southwest corner of said tract of land sold to Bettie Belle Mullins, as aforesaid; thence north 14° 19' west, with her western boundary line, 220 poles, more or less, to the beginning, containing 63 acres, more or less, including but excluding a small tract containing 6.09 acres according to a survey of John Wilkes, County Surveyor, dated January 27, 1945, previously conveyed by Cartwright to J. B. Jackson, Jr., by deed bearing date February 8, 1945, of record in Book 1315, page 258, of the Register's Office of Davidson County, which small tract is excluded from the land above described, and which is not conveyed by this deed, being more particularly described as follows: Beginning at an iron pin in the center of Old Hickory Boulevard, in P. Cartwright's east line of the property conveyed to him by deed of record in Book 1701, page 543, said Register's Office; thence south 8° east (crossing Little Creek Fork of White's Creek at 900 feet) 2103 feet to an iron pin in Bennett's line; thence south 70° east 217½ feet to a stone (Southwest corner of Bettie Belle Mullins' tract); thence north 22° west 2221 feet to the center of Old Hickory Boulevard; thence south 80° west 68 feet to the beginning.

Being the same property conveyed by Alvin Parrish and Eugene Parrish to O. A. Waldrop and wife, Irene M. Waldrop, by instrument of record in Book 2492, page 513, Register's Office of Davidson County, Tennessee. Upon the death of O. A. Waldrop, the real estate herein described then vested in his wife, Irene M. Waldrop. The said Irene M. Waldrop died testate in 1987, and pursuant to the terms and provisions of her Last Will and Testament, the ownership of said real estate vested equally in her children, Grace Waldrop Batson and Owen A. Waldrop, Jr. Upon the death of Grace Waldrop Batson who died testate on July 2, 2005, the ownership of the interest of Grace Waldrop Batson vested in the Party of the Second Part herein.

IN TESTIMONY WHEREOF, Party of the First Part has hereunto set his signature, this the 24 day of July, 2006.

OWEN ALVIN WALDROP, ADMINISTRATOR CTA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Denise Cole, a Notary Public in and for said county and state, the within named **OWEN ALVIN WALDROP**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 24th day of July, 2006.

DENISE COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4/4/2010

Denise Cole
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS transfer is made solely for the purpose of complying with the terms and provisions of the Last Will and Testament of Grace Waldrop Batson, deceased, and for no other consideration.

Affiant

DENISE COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SWORN TO and subscribed before me on this the 24th day of July, 2006.

My Commission Expires: 4/4/2010

Denise Cole
Notary Public