GRANTEE:
The Estate of
Virgie (Vergie May) Futrell White Debow

RECORDING INFO:

ADDRESS OF NEW OWNER:
Opal G. Ransom
4100 West Hamilton Rd
Nashville, Tn 37218

Davidson County DEEDQC
Recvd: 01/17/07 14:25 2 pgs
Fees:12.00 Taxes:0.00
20070117-0006954

SEND TAX BILL TO:
To New Owner
MAP & PARCEL
94-13 88

This instrument prepared by:
Brokers Escrow Services, Inc.
211 Donelson Pike, Suite 2
P.O. Box 140255
Nashville, TN 37214

This Instrument prepared by information furnished solely by the parties hereto with no title search performed

EXECUTRIX'S QUITCLAIM DEED

Virgie Futrell White Debow, died testate on December 3, 2004. Administration was ordered in the Probate Court of Wilson County, Tennessee, Docket No. 05P1121. The Probate Court of Davidson County, Tennessee appointed Opal Ransom as Executrix on August 3rd, 2005. The Executrix is duly qualified. All debts of the decedent have been paid. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. **Opal Ransom, EXECUTRIX,** quitclaims to **Opal G. Ransom, Hazel B. Ballard and Cordie Lee Webb, each owning a 1/3 undivided interests, as tenants in common ,** all right, title and interest in the following described real estate in Davidson COUNTY, TENNESSEE.

A tract or parcel of land in Davidson County, State of Tennessee, to-wit: Being Lot Nos. 79 and 80 on the Map of Calhoun's Subdivision of Lots Nos. 20, 21, and 22 in W.B. Lewis' Plan as of record in Book 57, page 92, Register's Office for said County. Said Lots Nos. 79 and 80 front 50 feet each on the southerly side of Calhoun Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Vergie May Debow, by deed from Virgie Futrell W. Debow, Opal G. Ransom, Hazel B. Ballard, and Cordie Lee Webb dated October 24, 1991, of record in Book 8485, page 408, Register's Office for Davidson County, Tennessee.

Vergie May Debow, Virgie Futrell W. Debow, Vergie W. Debow, and Virgie Futrell White Debow, are one and the same person.

This is improved property known as 725 Calhoun Ave., Nashville, Tennessee 37210.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on,

under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by grantor and accepted by grantee in an "as is, where is" and "with all faults" condition. This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Opal H. Ransom
Affiant

Subscribed and sworn to before me this 16th day of January, 2007.

Notary Public
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

Witness my hand at Davidson County, Tennessee this 16th day of January, 2007.

Opal Ransom

Opal Ransom, Executrix for the Estate of Virgie Futrell White Debow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Opal Ransom, the Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Executrix's Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 16th day of January, 2007.

Notary Public
My Commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007