Davidson County DEEDQC
Recvd: 04/24/07 15:36 7 pgs
Fees:37.00 Taxes:0.00
20070424-0048976

Prepared By and Returnable to:
Bone McAllester Norton PLLC (krm)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Thomas Mark Johnson 2220 Tomahawk Trace Murfreesboro, TN 37219	New Owner	103 09 0 040.00

EXECUTOR'S QUITCLAIM DEED

Ruth L. Johnson died on June 23, 2006, leaving a will dated July 23, 1996. The will was admitted to probate on August 16, 2006 in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 06P1307. The will names Thomas Mark Johnson as Executor. The Executor was duly qualified to serve on April 16, 2006. In accordance with the provisions of the will of Ruth L. Johnson, attached hereto as Exhibit A and incorporated herein by reference, Thomas Mark Johnson, Executor, quitclaims to Charles Paul Johnson, Mary Nell Johnson Beck, and Thomas Mark Johnson, individually and as devisees, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hillwood Park, as of record in Book 3300, page 27, Register's Office for said County.
>
> Said Lot No. 10 fronts 102.0 feet on the southeasterly side of Lelawood Circle and extends back 363.3 feet on the northeasterly line and 332.8 feet on the westerly line, to a broken line in the rear on which it measures a total of 182.3 feet.
>
> Being the same property conveyed to Linton C. Johnson and wife, Ruth L. Johnson by deed of record in Book 4330, page 388, Register's Office for Davidson County, Tennessee. The said Linton C. Johnson died June 26, 2002 vesting his interest in the property to the said Ruth L. Johnson.

This is improved property known as 164 Lelawood Circle, Nashville, Davidson County, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said Property is conveyed subject to such rights, interests, easements, limitations, restrictions, encumbrances and other matters as may affect the Property.

This transfer is by Quitclaim and we make no warranties about the title. The legal description is drawn from recorded documents and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

Tennessee Code Annotated § 67-4-409(a)(3)(D) exempts this instrument from tax. This instrument is being used to evidence distribution of the property to a beneficiary pursuant to the terms of a Will.

Witness by hand this the 24th day of April, 2007.

GRANTOR

ESTATE OF RUTH L. JOHNSON

By: Thomas Mark Johnson

Thomas Mark Johnson, Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rachel C. Nelley, a Notary Public in and for said County and State, Thomas Mark Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Ruth L. Johnson, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

WITNESS my hand and seal at office this 24th day of April, 2007.

Rachel C. Nelley

NOTARY PUBLIC

My Commission Expires:

My Commission Exp. July 19, 2008

RACHEL C. NELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

2005 AUG 16 PM 2:52
RICHARD R. ROOKER, CLERK
06P-1301

Last Will and Testament

OF

RUTH L. JOHNSON

I, RUTH L. JOHNSON, of Davidson County, Tennessee, being of sound mind and disposing memory do hereby make, publish and declare this to be my Last Will and Testament in the manner and form following, hereby revoking any and all Wills or Codicils heretofore made by me.

I.

I direct that my Executor hereinafter named shall pay out of the residue of my estate, all inheritance, transfer and succession taxes, both state and federal, which may be imposed upon my property or estate or on any bequest, devise or interest under this Will, or on proceeds of policies of insurance upon my life. My Executor shall not seek reimbursement from any owner or beneficiary for any such taxes so paid.

II.

I direct that my debts, expenses of my last illness, funeral and administration of my estate, shall be paid by my Executor from the principal of my residuary estate.

III.

I give, devise and bequeath all my estate, whether real, personal or mixed, wherever situated, in which I may have an interest at the time of my death, to my husband, LINTON C. JOHNSON, if he survives me for thirty (30) days. In the event he does not so survive me, I then devise and bequeath all my estate, specifically including the farm located in Bacon County, Georgia, to my three (3) children, namely, CHARLES PAUL JOHNSON, MARY NELL JOHNSON BECK, and THOMAS MARK JOHNSON, in equal amounts, to share and share alike, per stirpes.

IV.

It is my desire that my Executor, as hereinafter named, shall have the power to divide and distribute my estate in kind so as to achieve an equal division. If this is not possible, or in the event my children cannot agree on a division in kind, then my Executor is empowered to liquidate and sell whatever assets are necessary so as to achieve an equal division. However, it is my desire that the farm in Bacon County, Georgia, become the property of my children and remain intact for their joint use and benefit.

V.

I hereby appoint my husband, LINTON C. JOHNSON, as the Executor of this my Last Will and Testament, and he is to serve without bond with all the powers contained in T.C.A. §35-50-110, as well as all others prescribed by law. In his absence or inability to serve, I then designate my son, THOMAS MARK JOHNSON, as Successor Executor, and he likewise shall serve without bond and with the same powers.

My Executor shall be excused from the statutory requirement of making and filing an inventory of my estate with the Court exercising probate jurisdiction unless such filing is demanded by any of the recipients of my estate. Further, my Executor shall be excused from the statutory requirement of making Court accountings of my estate.

IN WITNESS WHEREOF, I have hereunto set my signature on this the 23 day of July, 1996.

Ruth L. Johnson
RUTH L. JOHNSON

Signed by the said RUTH L. JOHNSON, as and for her Last Will and Testament, in the presence of us, the undersigned, who, at her request, and in her sight and presence, and in the presence of each other, have subscribed our names hereto as attesting witnesses, the day and date above written.

Dwanah A. Baker
WITNESS

214 3rd Ave. N
ADDRESS
Nashville, TN 37201

Sherry Gillian Venecaja
WITNESS

214 Third Ave. North
ADDRESS
Nashville TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Deborah A. Baker and Sherry Gillian Winecoff,
after being first duly sworn according to law, depose and say:

1. That they are adult citizens of Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of RUTH L. JOHNSON, dated July 23, 1996, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with T.C.A. §32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind and disposing memory.

Deborah A. Baker

Sherry Gillian Winecoff

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 23 DAY OF July, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-23-97

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 16 day of AUGUST , 2006 , in Case Number 06P1307 between JOHNSON, THOMAS MARK Petitioner, and JOHNSON, RUTH LOUISE Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 17 day of APRIL 2007

RICHARD R. ROOKER, Clerk,

SEAL

By _____
Deputy Clerk