PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

This transfer is exempt from real estate transfer tax pursuant to TCA §67-4-409 (a) (3) (D).

Davidson County DEEDQC
Recvd: 05/04/07 10:29 2 pgs
Fees:12.00 Taxes:0.00
20070504-0053679

THIS INSTRUMENT WAS PREPARED BY:
J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
326 NORTH CUMBERLAND STREET
LEBANON, TN 37087

ADDRESS NEW OWNER AS FOLLOWS:
Cecilia O'Brien, et al
811 South Chestnut Court
Hermitage, TN 37076

SEND TAX BILLS TO:

Cecilia O'Brien, et al.
811 South Chestnut Court
Hermitage, TN 37076

Map: 64-11A
Parcel: 47
4D-72053

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that CECILIA MCDONALD O'BRIEN, Executrix of the Estate of Mary M. McNeill, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Mary M. McNeill, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and recorded in the Seventh Circuit Court, Docket No. 07P-371, for Davidson County, Tennessee, Probate Division, has bargained and sold and hereby remises, releases and forever quitclaims unto Cecilia McDonald O'Brien, a one-fourth (1/4) undivided interest, Marsha McDonald, a one-fourth (1/4) undivided interest, Kimberly Mai McNeill Dibble, a one-sixth (1/6) undivided interest, Virginia Starr McNeill Johnson, a one-sixth (1/6) undivided interest, and Jamie Elizabeth McNeill Smith, a one-sixth (1/6) undivided interest, as tenants in common, their heirs and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Caleb Chase Subdivision of record in Book 6250, page 822, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James M. McNeill and wife, Mary M. McNeill by deed from Riverbirch Builders, Inc., on May 13, 1987, of record in Book 7235, page 233, Register's Office for Davidson County, Tennessee. James M. McNeill predeceased Mary M. McNeill, who took title as the surviving tenant by the entirety. Mary M. McNeill died testate in Davidson County, Tennessee on December 21, 2006 leaving a will of record in the Seventh Circuit Court, Docket No. 07P-371, for Davidson County, Tennessee, Probate Division, wherein the aforedescribed property has been devised in two equal parts, one part to Cecilia McDonald O'Brien and Marsha McDonald in equal shares, and one part to Kimberly Mai McNeill Dibble, Virginia Starr McNeill Johnson, and Jamie Elizabeth McNeill Smith in equal shares.

This is the same description as contained in the previous instrument of record.

This is improved property known as 811 South Chestnut Court, Hermitage, TN 37076.

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

WITNESS my hand this 1 day of May, 2007.

Cecilia McDonald O'Brien Executrix

CECILIA MCDONALD O'BRIEN,
Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, CECILIA MCDONALD O'BRIEN, Executrix of the Estate of Mary M. McNeill, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Lebanon, Wilson County, Tennessee, this 1st day of May, 2007.

Cajun Bryan

NOTARY PUBLIC

My Commission Expires: 9/14/2010

