3412 Gwen Drive

Prepared by:
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Davidson County DEEDQC
Recvd: 09/24/07 15:58 3 pgs
Fees:17.00 Taxes:0.00
20070924-0113952

CO-PERSONAL REPRESENTATIVES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	PARCEL ID
1660 Rachel Way **Old Hickory, TN 37138**	**1660 Rachel Way** **Old Hickory, TN 37138**	**050-10-0-264.00**

FRANCES J. CRANFORD (hereinafter referred to as the "Decedent") died on January 21, 2006, leaving a Last Will and Testament dated July 18, 2005. The Last Will and Testament was admitted to probate on April 19, 2006, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the Case Number 06P-621. The Co-Personal Representatives of Decedent's estate, G. Marshall Cranford and Christy C. Hamilton, are duly qualified. All debts of the Decedent have been paid. The Co-Personal Representatives, by signing this Quitclaim Deed, release any right the Co-Personal Representatives have to recover the property described below in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, G. Marshall Cranford and Christy C. Hamilton, Co-Personal Representatives of the ESTATE OF FRANCES J. CRANFORD (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim and convey unto G. Marshall Cranford and Christy C. Hamilton, Co-Trustees of the G. MARSHALL CRANFORD QUALIFIED MARITAL TRUST (a testamentary trust hereinafter referred to as "Grantee"), its successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Beginning at a point in the East margin of Gwen Drive 316.66 feet northerly from the centerline of Masonwood Drive, going easterly and perpendicular to Gwen Drive 133 feet; Thence northerly and paralelled to Gwen Drive 75 feet to point; Thence westerly 133 feet to the margin of Gwen Drive and southerly 75 feet to the point of beginning.

Being the same property conveyed to the Decedent, Frances Jackson Cranford, by Warranty Deed dated April 14, 1988, from Mildred F. Jackson of record in Book 7550, Page 421 in the Office of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 3412 Gwen Drive, Nashville, TN 37207.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS OUR HANDS this 18 day of September, 2007.

ESTATE OF FRANCES J. CRANFORD-Grantor

By: G. Marshall Cranford
G. Marshall Cranford, Co-Personal Representative

By: Christy C. Hamilton
Christy C. Hamilton, Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Shirley Smith, a Notary Public of this County, G. MARSHALL CRANFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Personal Representative of the Estate of Frances J. Cranford and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 18 day of September 2007.

Shirley Smith
Notary Public
My Commission Expires: 11-14-2009

SHIRLEY SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Shirley Smith, a Notary Public of this County, CHRISTY C. HAMILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Personal Representative of the Estate of Frances J. Cranford and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 18 day of September, 2007.

Shirley Smith
Notary Public
My Commission Expires: 11-14-2009

SHIRLEY SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).