380 Ewing Drive

Prepared by:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

Davidson County DEEDQC
Recvd: 09/24/07 15:59 3 pgs
Fees:17.00 Taxes:0.00
20070924-0113953

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**	**060-02-0-296.00**

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 southerly margin of Ewing Drive, said point being 413.5 feet from the easterly right- of-way of Brick Church Pike and being south 88 deg. 24 min. east 238.5 feet from a concrete monument marking the northwest corner of the property conveyed to Tom P. Jackson and Roy S. Jackson as recorded in Deed Book 1977, page 107, Register's Office, Davidson County, Tennessee, thence south 00 deg. 05 min east 281.75 feet, thence north 88 deg. 24 min. west 79.50 feet thence north 00 deg. 05 min. west 281.75 feet thence with the margin of Ewing Drive south 88 deg. 24 min. east 79.50 feet to the beginning containing 0.51 acres, more or less.

Being the same property conveyed to the Decedent and Carolene Jackson Cothren as tenants in common by Quitclaim Deed dated May 26, 1988, from Willie Lee Jackson of record in Book 7735, Page 781 in the Offices of the Register of Deeds for Davidson County.

Also being the same property conveyed to the Co-Personal Representatives of the Decedent's estate in fee simple, by Quitclaim Deed dated February 8, 2007, from Carolene Jackson Cothren of record as Instrument Number 20070209-0017151 in said Register's Office.

This is improved property known as 380 Ewing Drive, Nashville, Tennessee 37207.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Co-Personal Representatives of Decedent's estate. 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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