Davidson County DEEDQC
Recvd: 01/15/08 14:02 3 pgs
Fees:17.00 Taxes:0.00
20080115-0004568

FROM: JAMES H. ESTES, JR.

TO: JAMES RAY KIRK AND RUBY QUINN

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

James Ray Kirk and Ruby Quinn
3653 Pin Hook Road
Antioch, Tennessee 37013

Same

Map 164-00-0
Parcel 112.00 (P/O)

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Upon information furnished by the parties and without benefit of title insurance and closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00, in distribution under the Last Will of James H. Estes, Sr., Deceased.

James H. Estes Jr., Affiant

Sworn to and subscribed before me this 11th day of January, 2008.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 12-21-2011

I, James H. Estes, Jr., as Executor of the Estate of James Herschel Estes, Sr., Deceased, under the terms of his last will and testament, who was also devisee of Flora Belle Estes, Deceased, do hereby quitclaim to James Ray Kirk and Ruby Quinn, as tenants in common, all of the interest in the following described tract of land, to wit:

See Exhibit "A" Attached Hereto and Incorporated by Reference Herein.

Being a part of the property conveyed to Ira J. Estes and wife, Flora Belle Estes, by deed of record in Book 1116, Page 233 and 234, Register's Office for Davidson County, Tennessee. Ira J. Estes having predeceased his wife, Flora Belle Estes, thereby vesting in to her as surviving tenant by the entireties. Flora Belle Estes having since died on February 6, 1990, a widow and unmarried, whose last will dated September 23, 1987, and first codicil thereto dated March 15, 1989, having been duly probated in the Probate Court for Davidson County, Tennessee, No. 96003, Will Book 172, Page 233, giving, devising and bequeathing the same to her son, James H. Estes (Sr.). James H. Estes being one and the same person as James H. Estes, Sr. and James Herschel Estes, Sr., who died on June 2, 2006, his last will dated May 2, 1990; first codicil dated November 2, 1994; and second codicil dated December 7, 2005, having been duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1586, willing, devising and bequeathing one acre of land fronting on Pin Hook Road to James Ray Kirk and Ruby Quinn. James H. Estes, Jr. having been duly qualified as Executor under Orders of the Court dated October 9, 2007, to effectuate a transfer of title to decedent's real property.

This quitclaim deed by the Executor of the Estate of James Herschel Estes, Sr. is made in satisfaction of the gift under the terms of his last will and codicils thereto and to create a separate taxing parcel.

Notwithstanding the foregoing, James H. Estes, Trustee of the Estate of Flora Belle Estes, Deceased, did execute that certain Trustee's Deed of record in Book 9590, Page 976, Register's Office for Davidson County, Tennessee, to which reference is hereby made, which included the aforementioned one acre of land, but which was not expressly excluded therefrom at the time of the execution of said Trustee's Deed on February 7, 1995.

James Ray Kirk and Ruby Quinn shall be responsible for payment of 2008 Metropolitan Government taxes when due and payable.

This is improved property known as 3653 Pin Hook Road, Antioch, Tennessee 37013.

Witness my hand this 14th day of January, 2008.

JAMES H. ESTES, JR., EXECUTOR OF THE
ESTATE OF JAMES HERSCHEL ESTES, SR.

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 James H. Estes, Jr., Executor of the Estate of James Herschel Estes, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2008.

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

Being a tract of land as shown on Property Map 164, Parcel 112.00, portion thereof, Assessor's Office and lying in the 32nd Councilmanic District of Davidson County, Nashville, Tennessee. Bounded in general by Pinhook Road on the north; James H. Estes, et al, remainder on the east, south and west, more particularly described as follows:

Commencing at an iron pin set on the south right of way of Pinhook Road and the west right of way of Hobson Pike, located S69°40'17"W 85.38' from the center line intersection of Pinhook Road and Hobson Pike, thence with the south right of way of Pinhook Road N81°33'13"W 125.00' to an existing concrete monument; thence N06°58'38"E 14.35' to an existing concrete monument (25' from the center); thence N81°33'13"W 7.03' to an iron pin set, the true point of beginning of the following described tract,

Thence leaving Pinhook Road and with the remainder of James H. Estes, et al, property (Ref. Deed Book 9590, Page 976, R.O.D.C.) S05°43'09"W 209.00' to an iron pin set; thence N81°33'13"W 209.00' to an iron pin set in a farm road; thence N05°43'09"E 209.00' to an iron pin set on the west edge of a farm road in the south right of way of Pinhook Road (said pin being the northeast corner of Ira J. Estes' 20 acre tract); thence leaving Estes and with the right of way of said road S81°33'13"E 209.00' to the true point of beginning, containing 1.00 acre, more or less, and being the James Ray Kirk and Ruby Kirk property as described in Last Will and Testament and Codicil of James Estes, Sr., according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated November 01, 2007.