Davidson County DEEDQC
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This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

EXECUTOR'S QUITCLAIM DEED

Grantor:	**Estate of James W. Hays, Deceased**
Grantee:	**Marguerite R. Hays, Trustee of Residuary Trust Under Will of James W. Hays**
County:	**Davidson County**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Marguerite R. Hays, Trustee 4400 Belmont Park Terrace, No. 193 Nashville, TN 37215	**Map and Parcel No. (s):** 131-3C, #193

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Marguerite R Hays
Marguerite R. Hays, Trustee
Affiant

Subscribed and sworn to before me, this 10th day of January, 2008.

D. Jefferson Herring
Notary Public
My commission expires August 23, 2011.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

seal

THIS EXECUTOR'S QUITCLAIM DEED is executed on this 10th day January, 2008, by **Marguerite R. Hays**, who is the Executor of the **Estate of James W. Hays, Deceased**, the grantor hereunder, (referred to herein as the "Executor").

RECITALS:

WHEREAS, James W. Hays (the "Decedent") died on April 16, 2005;

WHEREAS, at the time of his death, the Decedent owned real property situated in Davidson County, Tennessee, described in Exhibit A attached hereto (the "Property");

WHEREAS, the Executor is the duly qualified personal representative of the Estate of James W. Hays, Deceased, which estate was opened on the 26th day of

April, 2005, in the Chancery Court of DeKalb County, Tennessee, at which time the Decedent's last will (the "Decedent's Will") was admitted to probate, Case No. 2005PE31, and is lodged with the Clerk of the Court;

WHEREAS, Section 10.2 of Article X of the Decedent's Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executor as personalty;

WHEREAS, Articles III and IV of the Decedent's Will name the trusts established under the Decedent's will as distributees of the Decedent's estate; and

WHEREAS, the debts and taxes imposed upon the Decedent's estate (including death taxes) and the expenses of administration have been either paid in full or adequate provision therefor made by Executor.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for $10.00 and for other good and valuable consideration, the receipt of which is hereby acknowledged, the **Estate of James W. Hays, Deceased**, ("Grantor") does hereby quitclaim and convey unto **Marguerite R. Hays, Trustee of Residuary Trust under the Will of James W. Hays**, the grantee hereunder ("Grantee"), all of Grantor's right, title and interest in and to the Property. The Property is conveyed to Grantee subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, this Executor's Quitclaim Deed has been executed on the day and year first above written by the duly appointed Executor of the Estate of James W. Hays, Deceased.

Marguerite R Hays
Marguerite R. Hays
Executor of Estate of
James W. Hays, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Marguerite R. Hays**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Personal Representative (Executor) of the **Estate of James W. Hays, Deceased**, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of January, 2008.

D. Jefferson Herring
Notary Public

My Commission Expires August 23, 2011.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Building Site #193 on the Plan of Arden Place, Section VII, as of record in Book 4955, page 90, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description of said property, together with one membership in Arden Place Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to James W. Hays from his wife, Marguerite R. Hays, by deed of record as Instrument No. 20040621-0073333, Register's Office for Davidson County, Tennessee. And James W. Hays died on April 16, 2005, and, as aforesaid, his will was duly admitted to probate on April 26, 2005, by the Chancery Court of DeKalb County, Tennessee, Case No. 2005PE31.

This is improved property known as 4400 Belmont Park Terrace, No. 193, Nashville, Tennessee 37215.

The legal description above was obtained from the previous deed. The Property was not surveyed at the time of the preparation of this instrument and no title search was performed.

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