(3)

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Patricia A Adair
Affiant

Sworn to and subscribed before me this 6 day of February, 2008.

Notary Public

My Commission Expires: _____

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 02/14/08 09:03 2 pgs
Fees:12.00 Taxes:0.00
20080214-0014735

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Patricia Ackerman Adair 78 Victoria's Landing Sevierville, TN 37862	Same	Part of Map 131-3 Parcel 226

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Patrick H. Waggoner, Executor of the Estate of Helen A. Ackerman, ("Grantor"), does this day transfer, quitclaim and convey unto Patricia Ackerman Adair ("Grantee") all of his interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

Being a part of Lot No. 26 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County.

Beginning at an iron pipe in concrete on the westerly margin of Belmont Boulevard marking the intersection of the northerly line of Lot No. 26 with the westerly margin of said Boulevard; running thence north 88° 13 1/2' west 164.83 feet along the dividing line between Lots Nos. 25 and 26 to a point; thence south 1° 33' west 25 feet to a point; thence south 88° 13 ½' east 164.83 feet to a point in the westerly margin of Belmont Boulevard; thence north 1° 33' east 25 feet along the westerly margin of Belmont Boulevard to the point of beginning, containing 0.0946 acres, more or less, and being part of the property conveyed to the City of Nashville, Acting by and Through the Electric Power Board, by P. D. Houston and wife, Margaret R. Houston, by deed of record in Book 1339, page 521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. P. Ackerman and wife, Helen A. Ackerman, by deed from the City of Nashville, Acting by and Through the Electric Power Board, of record in Book 2649, page 107, Register's Office for Davidson County, Tennessee.

W. P. Ackerman has died, leaving Helen A. Ackerman as his surviving spouse. Helen A. Ackerman has since died with her estate being probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 07P1272. Patrick H. Waggoner is the appointed Executor of the Estate of Helen A. Ackerman with power of disposition of the property under the will without the joinder of the beneficiaries.

The purpose of this conveyance is to vest fee simple title in grantee to the balance of the property known as 4203 Belmont Boulevard, Nashville, Tennessee 37215.

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

This is improved property known as 4203 Belmont Boulevard, Nashville, Tennessee 37215.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of February, 2008.

Patrick H. Waggoner, Executor
of the Estate of Helen A. Ackerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said County and State, Patrick H. Waggoner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor for the Estate of Helen A. Ackerman and executed the within instrument as such Executor.

Witness my hand and seal this 8 day of February, 2008.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____