This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

Davidson County DEEDQC
Recvd: 02/29/08 08:52 4 pgs
Fees:27.00 Taxes:0.00
20080229-0019938

FROM: FRANCES B. CARTER, EXECUTRIX
for the ESTATE OF REUBEN FRANKLIN CARTER

TO: JOHN P. BROWN, III, TRUSTEE

AND

FROM: JOHN P. BROWN, III, TRUSTEE

TO: FRANCES B. CARTER, Individually

ADDRESS NEW OWNER:
FRANCES B. CARTER
2004 Hickory Hill Lane
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
08504002900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Frances B. Carter, Executrix for the Estate of Reuben Franklin Carter (DOD: 02/10/05 -- see Davidson County Probate Court, Case No. 07P-1474), have bargained and sold and by these presents do quitclaim and convey unto John P. Brown, III, hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Stones River Estates, Section 1, as of record in Book 2900, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 131.47 feet on the easterly side of Hickory Hill Lane and extends back between lines 200.19 feet on the northerly side and 198.59 feet on the southerly side to a dead line in the rear on which it measures 141.00 feet.

Being the same property conveyed to Reuben F. Carter and wife, Violet B. Carter, by Warranty Deed from Samuel H. Roberts, Jr. and wife, Sarah B. Roberts, dated April 6, 1972, of record in Book 4591, Page 428, Register's Office for Davidson County, Tennessee. The said Violet B. Carter became deceased on August 13, 1996; and the said Reuben F. Carter (a/k/a Reuben Franklin Carter) subsequently married Frances B. Carter (a/k/a Frances Bowers Carter); and Reuben Franklin Carter became deceased on February 10, 2005, leaving a Last Will and Testament wherein the above-described real property was given and bequeathed by him to his surviving spouse, Frances Bowers Carter.

This is improved property located and known as 2004 Hickory Hill Lane, Hermitage, Davidson County, Tennessee, 37076.

And now I, the said **JOHN P. BROWN, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **FRANCES B. CARTER, Individually,** all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27th day of February, 2008.

Frances B Carter
FRANCES B. CARTER, Executrix
Estate of REUBEN FRANKLIN CARTER

John P Brown III, Trustee
JOHN P. BROWN, III, Trustee

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **FRANCES B. CARTER**, Executrix of the **Estate of REUBEN FRANKLIN CARTER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2008.

My Commission Expires: 03/20/10

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JOHN P. BROWN, III, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2008.

My Commission Expires: 03/20/10

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Frances B. Carter
AFFIANT

Subscribed and sworn to before me this 27th day of February, 2008.

Julie O. Grubbs
NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY