Davidson County DEEDQC
Recvd: 03/18/08 14:38 4 pgs
Fees:22.00 Taxes:0.00
20080318-0027311

THIS INSTRUMENT WAS PREPARED BY:
Wayne Crim
LARRY R. WILLIAMS, PLLC
329 Union Street
Post Office Box 190632
Nashville, Tennessee 37219

This instrument was prepared based on information furnished by the Executor of the Estate.

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sidney W. Wair Arthur E. Wair, Jr. 3036 Fieldstone Drive Antioch, TN 37013	Owners	173-00-0-011.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that RALPH M. WAIR, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of THE ESTATE OF VEATRICE CAMPBELL WAIR, deceased (the "decedent"), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 07P434, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Will, which was duly admitted to probate in Davidson County, Tennessee, and recorded under Probate Case No. 07P434, Probate Court Clerk's Office for said County, hereby releases, remises and forever quitclaims unto SIDNEY W. WAIR and ARTHUR E. WAIR, JR., as tenants in common, their heirs and assigns, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, May 14, 1956, as follows:
>
> Beginning at a point in the center of Barnes Road at the southwest corner of the property conveyed to George W. Wair and wife, by Tom Brooks and wife, by deed of record in book 1126, page 355, Register's Office for said county; thence with the western boundary line of said George Wair property north 15 deg. 45 min. east 491 feet to the southern boundary line of the property conveyed to Ad. Wair, said point being the northwest corner of said George Wair property and being in the southerly margin of a road; thence with the southern boundary line of said Ad. Wair property and the southerly margin of said road, north 86 deg. 45 min. west 105.5 feet to the Ad. Wair's southwest corner; thence with the western boundary line of said Ad. Wair property north 7 deg. east 108 feet to a 24 inch elm, Ad. Wair's northwest corner, being also the southwest corner of the property conveyed to Sherman Swanson by Ruben Pennington by deed of record in book 178, page 308, said Register's Office; thence with the western boundary line of said Swanson property north 2 deg. 30 min. east 207 feet to Swanson's northwest corner, being also the southern boundary line of another tract of land owned by Geo. Wair; thence with said line and the southern boundary line of Ewing Wair property, north 85 deg. 45 min. west 488 feet to the northeast corner of the property owned by Whiting; thence with the eastern boundary line of said Whiting property, south 6 deg. 30 min. west 519 feet to the northerly margin of a road or avenue, Whiting's southeast corner; thence with the northerly margin of said Road and the southern boundary line of said Whiting property, north 86 deg. 15 min. west 121 feet to the northwest corner of said Road in the eastern

boundary line of the property conveyed to the Primitive Baptist Church, of record in book 125, page 368, said Register's Office; thence with the eastern boundary line of said Church property and the westerly margin of said Road, south 9 deg. west 13 feet to the southeast corner of said Church property; thence with the southern boundary line of said Church property, south 86 deg. 45 min. west 108 feet to a 5 inch locust in the eastern boundary line of the Whiting property; thence with Whiting's eastern boundary line south 5 deg. west 207 feet to the center of said Barnes Road; thence with the center of said Road eastwardly 754 feet to the beginning, containing 10.5 acres, more or less.

INCLUDED in the foregoing description but specifically EXCLUDED therefrom is the following tract of land in which A. E. Wair and wife Beatrice C. Wair conveyed to Ewing T. Wair by deed of record in Book 4440, Page 726, Register's Office for Davidson County, Tennessee:

Land in the 5th, formerly 7th Civil District of Davidson County, Tennessee:

Beginning at a point in the center of Barnes Road, S. W. Corner of the A. E. Wair property; thence, leaving the said Road N. 5° E. 207 feet to a locust; thence N. 86° 45' E. 108 feet; thence N. 9° E. 13 feet; thence S. 86° 15' E. 121 feet; thence N. 6° 30' E. 519 feet to a stake; thence S. 85° 45' E. 100 feet; thence a Southerly direction 770 feet to a point in the center of said Barnes Road; thence with the center of said road and a curve a Westerly direction 350 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to A. E. Wair and wife, Beatrice C. Wair by deed from Ola Bell Wilks, the only and sole heir of Irene Brooks Owens, deceased, who was the daughter of and who predeceased Thomas Brooks, deceased, conveying an undivided one-fifth interest, dated June 14, 1956, of record in Book 2542, Page 620, Register's Office for Davidson County, Tennessee. And being the same property conveyed to A. E. Wair and wife, Beatrice C. Wair by deed from Mary Brooks Watson, Janie Gray and Ulyess Brooks, heirs of Thomas Brooks, deceased, each conveying an undivided one-fifth interest, dated June 12, 1956, of record in Book 2542, Page 624, Register's Office for Davidson County, Tennessee. And being the same property conveyed to A. E. Wair and wife, Beatrice C. Wair by deed from John Brooks, the only and sole heir of Tommie Brooks, deceased, who was the son of and who predeceased Thomas Brooks, deceased, conveying an undivided one-fifth interest, dated June 11, 1956, of record in Book 2542, page 628, Register's Office for Davidson County, Tennessee. Beatrice C. Wair is one and the same person as Veatrice C. Wair. The said A. E. Wair and Veatrice C. Wair, both deceased, A. E. Wair having predeceased Veatrice C. Wair, the property vested in Veatrice C. Wair, taking fee simple title as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is made subject to the provisions of ITEM IV, Paragraph B of the Last Will and Testament of Veatrice Campbell Wair recorded, under Probate Case No. 07P434, Probate Court Clerk's Office for said Davidson County, Tennessee, which provides the right of first refusal to the living siblings of any devisee who desires to sell or convey said real property to anyone other than his or her children.

This property is unimproved property located on Barnes Road, Antioch, Tennessee 37013.

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

This transfer is by Quit Claim and I make no warranties about the title.

WITNESS my hand this the 25 day of January, 2008.

THE ESTATE OF VEATRICE CAMPBELL WAIR

BY: Ralph M Wair
RALPH M. WAIR, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared RALPH M. WAIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the EXECUTOR of THE ESTATE OF VEATRICE CAMPBELL WAIR, the within named bargainor, an estate, and that he as such EXECUTOR, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by himself as EXECUTOR.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2008.

ALBERT WAYNE CRIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Albert Wayne Crim
Notary Public

My Commission Expires: 7/5/11

EXHIBIT A

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

07P434

To RALPH M. WAIR

It appearing to the Court that VEATRICE CAMPBELL WAIR has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said RALPH M. WAIR to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this 02/21/2007 .

Richard R. Rooker,Clerk

D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to RALPH M. WAIR, Executor of the estate of VEATRICE CAMPBELL WAIR deceased, and I do further certify that RALPH M. WAIR is still acting Executor of the estate of VEATRICE CAMPBELL WAIR, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 29 day of January, 2008.

Richard R. Rooker, Clerk

D.C.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED