Davidson County DEEDQC
Recvd: 03/18/08 14:39 4 pgs
Fees:22.00 Taxes:0.00
20080318-0027313

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	173-00-0-014.00

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 certain tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made April 5, 1938, by Blanchard and Parrish, Surveyors, as follows:

Beginning at a stake on the northerly margin of Barnes Road, George Wair's southwest corner; and running thence north 2 deg. east, with said George Wair's western boundary line, 490 feet to a stake and pointers; thence north 85 deg. 30' west, with Add Wair's southern boundary line, 122 feet to a stake, thence south 14 deg. 15' east 478 feet to an iron stake and Mulberry pointer on the northerly margin of Barnes Road; and thence south 80 deg. 25' east, with the northerly margin of said Barnes Road, 231.5 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Arthur Edward Wair and wife, Veatrice Wair by deed from George W. Wair and wife, Mary Elizabeth Wair, dated July 22, 1942, of record in Book 1132, page 507, Register's Office for Davidson County, Tennessee. The said Arthur Edward Wair and Veatrice Wair, both deceased, Arthur Edward Wair having predeceased Veatrice Wair, the property vested in Veatrice 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.

Two certain tracts or parcels of land located in the Fifth, formerly the 7th Civil District of Davidson County, and described as follows:

TRACT 2:

Bounded and described as follows: On the north by land of Lou Swanson, on the south by land of Arthur Edward Wair and wife, Veatrice Wair, on the east by land of G. W. Wair and wife Mary Elizabeth Wair, and on the west by land of Tom Brooks, containing ½ acre more of less on which there is a spring.

TRACT 3:

Being a strip of land 10 feet wide and adjoining the half acre of land above mentioned on the west and running thence in a westerly direction between the land of Tom Brooks and adjoining the land of Frances Elizabeth Wair, widow of B. A. Wair, and being a part of the same property conveyed to B. A. Wair by deed of record in Book No. 413, Page 6, of the Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Arthur Edward Wair and wife, Veatrice Wair by deed from Frances Elizabeth Wair, widow of B. A. Wair, dated August 30, 1943, of record in Book 1261, Page 524, Register's Office for Davidson County, Tennessee. The said Arthur Edward Wair and Veatrice Wair, both deceased, Arthur Edward Wair having predeceased Veatrice Wair, the property vested in Veatrice 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 improved property known as 1016 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.

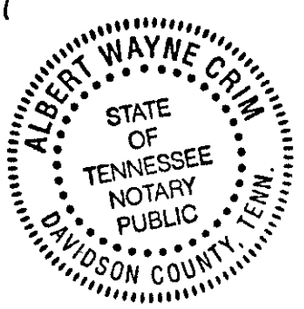
THE ESTATE OF VEATRICE CAMPBELL WAIR

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
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 21 day of 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

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