Davidson County DEEDQC
Recvd: 03/18/08 14:40 3 pgs
Fees:17.00 Taxes:0.00
20080318-0027314

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:
Arthur E. Wair, Jr. Juanita Wair Jackson Ralph M. Wair Sidney W. Wair 1098 Barnes Road Antioch, TN 37013	Owners	173-00-0-134.00

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 ARTHUR W. WAIR, JR., JUANITA WAIR JACKSON, RALPH M. WAIR and SIDNEY W. WAIR, 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 Civil District of Davidson County, Tennessee, being part of the George W. Wair property, of record in Book 999, Page 267, said Register's Office, and described according to a survey by Raymond E. Binkley, Surveyor, Tennessee No. 714, dated July 23, 1976, and more fully described as follows:
>
> Beginning at an iron pin in the southwesterly margin of Barnes Road, said point being 2,773.87 feet, more or less, West of the margin intersections of Old Hickory Boulevard and Barnes Road; thence running with said margin South 13 degrees 40 minutes 05 seconds East 171.87 feet to an iron pin at a point of curve in said road margin, said curve having a radius of 357.09 feet and continuing along said curve and in a southeasterly direction a distance of 228.90 feet to an iron pin; thence leaving said margin and severing part of said property South 40 degrees 17 minutes 11 seconds West 505.95 feet to an iron pin in the east margin of the Myles B. Owens property; thence running with said property line North 2 degrees 45 minutes 10 seconds East 150.00 feet to a point; thence North 2 degrees 33 minutes 12 seconds 244.70 feet to a point; thence North 2 degrees 00 minutes 12 seconds East 90.79 feet to a point; thence North 4 degrees 45 minutes 37 seconds East 267.76 feet to an iron pin; thence leaving said East boundary and severing part of said property South 86 degrees 13 minutes 36 seconds East 123.97 feet to the point of beginning.

Being the same property conveyed to Wendell Byron Wair and A. E. Wair, Sr. by deed from George W. Wair, dated August 31, 1976, of record in Book 5066, Page 365, Register's Office for Davidson County, Tennessee. The said Wendell Byron Wair, deceased, having predeceased A. E. Wair, Sr. and Veatrice Campbell Wair, his one-half undivided interest vested in A. E. Wair, Sr. and Veatrice Campbell Wair as heirs at law. The said A. E. Wair, Sr., deceased, having predeceased, the said Veatrice Campbell Wair, deceased, his interest in the property vested in Veatrice Campbell Wair, Arthur E. Wair, Jr., Juanita Wair Jackson, Ralph M. Wair, and Sidney W. Wair as heirs at law.

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 1005 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 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

D.C.

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