This Instrument Prepared by:
Law Office of Mary Catherine Kelly
1224 Columbia Avenue
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 04/08/08 09:46 3 pgs
Fees:17.00 Taxes:0.00
20080408-0035362

EXECUTOR QUITCLAIM DEED

Address New Owner as Follows:	***Sent Tax Bills To:***
5719 Cloverland Drive Brentwood, TN 37027	Same
Map 171, Parcel No. 85	

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

Erma Larkin Johnson (a.k.a. Erma Louise Ray Larkin) died on July 29, 2006 leaving a Will dated December 17, 1999. The Will was admitted to probate on November 16, 2006, in the Seventh Circuit Court of Davidson County, Tennessee, Docket No 06P1757. The Will named Edward Coxey, Jr. as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received, a copy of which is attached as Exhibit "A."

In accordance with the provisions of the Will of Erma Johnson, Edward Coxey, Jr., Executor, for and in consideration of the sum of ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby transfers and conveys, remises, releases and forever quitclaims unto Edward Coxey, Jr., Trustee, for the Erma L. Johnson Testamentary Trust, for the benefit of the Deceased's daughter, Peggy Coxey, in and to the following described property situated in the County of Davidson, Tennessee, to wit:

Land in the 6th, formerly the 8th, Civil District of said County, described as follows:

Beginning at a point in the center of Hardscuffle Road 2792.2 feet easterly from the Davidson and Williamson County line; thence South 4 degrees 45 feet West 340 feet, more or less, to a point in the northern boundary of a tract of land owned by Miles Easley; thence with Easley's northern boundary, South 85 degrees East 106 feet to a point one-quarter of a mile from the Davidson and Williamson County line; thence with the western boundary line of a tract owned by Jesse M. Williams, North 4 degrees 45 feet East 345 feet to a point in the center of Hardscuffle Road; thence with the center of said Road westwardly 106 feet to the beginning, containing 8/10th of an acre, more or less.

Being part of the property conveyed to W.W. McMahon and wife, Mary Buchanan McMahon by deed from William T. Layne and wife, of record in Book 1510, page 463, Register's Office for said County.

Being the property conveyed to Frelon E. Larkin and wife, Erma Louise Ray Larkin, by Warranty Deed of Record in Book 1537, page 273, Register's Office of Davidson County.

Conveyance is subject to any and all matters of record in Plat Book 65, page 137, of the Register's Office for Davidson County, Tennessee.

The instrument constituting the source of Grantor's legal and equitable interests in the foregoing described property was a deed recorded at Deed Book 1537, page 273, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 7 day of April, 2008.

Edward Coxey, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF: Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Edward Coxey, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that [he/she] executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 7th day of April, 2008.

Susan C Ridosko My Commission Expires: 9-19-2011

Notary Public

SUSAN C. RIDOSKO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant hereby swears and affirms that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is **$10.00**.

Affiant

Sworn to and subscribed before me this 7th day of April, 2008.

Susan C Ridosko My Commission Expires: 9-19-2011

Notary Public

SUSAN C. RIDOSKO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

N0019001

6156789070110

TENNESSEE DEPARTMENT OF REVENUE

FILED 08R1457

Inheritance Tax Closing Letter (This is not a bill for tax due)

2008 MAR -7 AM 10:40

RICHARD R ROOKER, CLERK

January 13, 2007

ESTATE OF ERMA L JOHNSON
ATTN: MARY C KELLY
1224 COLUMBIA AVE
FRANKLIN TN 37064-3619

Account Type:	INHERIT TX
Account No.:	441058035
Date of Death:	July 29, 2006
County:	DAVIDSON
Social Security No.:	[redacted]

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF ERMA L JOHNSON
ATTN: MARY C KELLY
1224 COLUMBIA AVE
FRANKLIN, TN 37064-3619

January 13, 2007

Account Type:	INHERIT TX
Account No.:	441058035
Date of Death:	July 29, 2006
County:	DAVIDSON
Social Security No.:	[redacted]

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

RV-N0019001

EXHIBIT A