John Dillon
Hill & Orchard

Prepared by:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

Davidson County DEEDQC
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PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
John H. Dillon 9546 Big East Fork Road Franklin, TN 37064	John H. Dillon 9546 Big East Fork Road Franklin, TN 37064	Map-178 Parcel-21

MATTIE JOSLIN KING (hereinafter referred to as the "Decedent") died on January 27, 2004, leaving a Last Will and Testament dated June 12, 1991, a First Codicil to the Last Will and Testament dated June 22, 1995, and a Second Codicil to the Last Will and Testament dated October 27, 2001. The Last Will and Testament and both Codicils were admitted to probate on February 3, 2004, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, as assigned the Docket #04P222. The Personal Representative, John H. Dillon is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JOHN H. DILLON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MATTIE JOSLIN KING (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto JOHN H. DILLION, individually, (hereinafter referred to as "Grantee"), his successors and assigns, all right, title, and interest in and to a portion of the following described property located partially in Davidson County, Tennessee, and partially in

Williamson County, Tennessee which lies generally southeast of Old Harding Pike less the exclusions specified below, to-wit:

A TRACT OF LAND IN THE 9TH FORMERLY THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY TENN. DESCRIBED AS FOLLOWS: BEGINNING AT A ROCK AND HICKORY POINTER IN THE BOUNDARY LINE BETWEEN DAVIDSON AND WILLIAMSON COUNTIES THENCE NORTH 3 DEG. EAST 109.6 POLES TO A BLACK OAK J.V. LINTON'S CORNER THENCE WITH HIS LINE SOUTH 50 DEG. EAST CROSSING SOUTH HARPETH RIVER 207 POLES TO A STAKE, SOUTH 7 DEGREES WEST 17 POLES TO A STAKE AND SOUTH 17 DEG. EAST 64 POLES TO A BEECH, THE COMMON CORNER OF THE LANDS OF SAID J.V. LINTON AND MRS. MAGGIE ALLISON THEN WITH MRS. ALLISON'S WESTERN BOUNDARY LINE SOUTH 17 DEG. EAST 28 POLES TO A BEECH AND SOUTH 20 DEG. 89 POLES TO A BLACK OAK IN HOOPER LINTON'S NORTHERN BOUNDARY LINE THENCE WITH HIS NORTHERN BOUNDARY LINE SOUTH 55½ DEG. WEST 71 POLES TO A PERSIMMON AND WEST 16 POLES TO A BEECH HIS NORTHWEST CORNER IN JAMES A. LINTON'S EASTERN BOUNDARY LINE THENCE WITH JAMES A. LINTON'S EASTERN BOUNDARY LINE NORTH 23 DEG. WEST 38 POLES TO A BEECH NORTH 10 DEG. WEST 68 POLES TO A HICKORY AND NORTH 32 DEG. WEST 154 POLES TO SOUTH HARPETH RIVER, THENCE SOUTH 45 DEG. WEST WITH THE MEANDERINGS OF SAID RIVER 55 POLES MORE OR LESS TO THE WILLIAMSON COUNTY LINE AND THENCE NORTH 3 DEG. EAST 50 POLES MORE OR LESS TO THE BEGINNING CONTAINING 176 ACRES MORE OR LESS.

AND A TRACT OF LAND IN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY TENNESSEE DESCRIBED AS FOLLOWS: BEGINNING AT A ROCK AND HICKORY POINTER IN THE BOUNDARY LINE BETWEEN DAVIDSON AND WILLIAMSON COUNTIES; THENCE NORTH 87 DEG. WEST 148 POLES TO A STAKE; THENCE SOUTH 3 DEG. WEST 97 POLES TO AN ELM THENCE SOUTH 87 DEG. EAST 108 POLES TO SOUTH HARPETH RIVER; THENCE NORTH 45 DEG. EAST WITH THE MEANDERINGS OF SAID RIVER, 61 POLES, MORE OR LESS, TO THE DAVIDSON COUNTY LINE AND THENCE NORTH 3 DEG. EAST 50 POLES MORE OR LESS, TO THE BEGINNING CONTAINING 100 ACRES MORE OR LESS.

Being a portion of the same property conveyed to Decedent in Item 4 of the Last Will and Testament of Henry Orville King dated March 20, 1975, and of record in Will Book 119, Page 232 in Davidson County, Tennessee, and a portion of the same property Henry Orville King acquired by Warranty Deed dated February 15, 1938, of record in Book 1072, Page 330 in the offices of the Register of Deeds for Davidson County, Tennessee, and Book 72, Page 35, in the offices of the Register of Deeds for Williamson County, Tennessee.

Less and except that portion of said property that was conveyed to Judith Lynn King McGee (now known as Judith King Hammonds) by Decedent and her spouse, Henry Orville King, before the death of Henry Orville King, by Warranty Deed dated January 29, 1968, of record in Book 4208, Page 438 and known as Map178, Parcel 33.

Less and except that portion conveyed to John David Dillon (approximately 7.06 acres) by Personal Representative's Quitclaim Deed dated July 16, 2008, of record as Instrument # 20080829008915 in the offices of the Register of Deeds for Davidson County, Tennessee.

Less and except that portion carved out of the above described land and conveyed to Nancy King Dillon and Judith Lynn King Hammonds as tenants in common (approximately 2.005 acres) by Personal Representative's Quitclaim Deed dated July 16, 2008, of record as Instrument # 20080829008896 in the offices of the Register of Deeds for Davidson County, Tennessee.

Less and except all of the property west of Old Harding Pike in which Decedent only owned a life estate pursuant to Item 4 of the Last Will and Testament of Henry Orville King and, therefore, did not own at the time of her death.

This remaining property conveyed to Grantee herein is further described in Article Fourth of Decedent's Last Will and Testament as the "Hill & Orchard Property"

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Decedent' spouse H. O. King, who predeceased her. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 16 day of July, 2008.

ESTATE OF MATTIE JOSLIN KING-Grantor

By: John H. Dillon
John H. Dillon, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me Brad Childress, a Notary Public of this County, JOHN H. DILLON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MATTIE JOSLIN KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of said estate and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 16 day of July, 2008.

BRAD CHILDRESS MY COMM. EXPIRES TENNESSEE NOTARY PUBLIC 03-21-2009 DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/21/2009

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).