PICK-UP

318 W+M

THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue North, Suite 300
Nashville, TN 37201-1638

BILL GARRETT, Davidson County
Trans:T20090032416 DEEDQC
Recvd: 05/15/09 16:18 2 pgs
Fees:12.00 Taxes:0.00
20090515-0045028

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NO:
JAMES M. BOYCE, III 2243 Cabin Hill Rd. Nashville, TN 37214	Same	07311000200

STATE OF INDIANA)
COUNTY OF WARRICK)

The actual consideration for this transfer is NONE.

Jane B Stephens
JANE B. STEPHENS

SUBSCRIBED AND SWORN to before me, Betty Cummings, by JANE B. STEPHENS this 23 day of February, 2009.

BETTY CUMMINGS
Vanderburgh County
My Commission Expires
September 28, 2009

Betty Cummings
Notary Public
My Commission Expires: 9/28/09

Whereas, Jimmie Sue Vaughn Boyce owned certain real property in Davidson County, Tennessee, described below;

Whereas, Jimmie Sue Vaughan Boyce died and left a Last Will and Testament in which she left her estate in equal shares to her children, Jane B. Stephens and James M. Boyce, III; and

Whereas, Jane B. Stephens and James M. Boyce, III have agreed that James M. Boyce, III will receive the real property described below and Jane B. Stephens will receive other assets of equal value;

Now therefore, I, JANE B. STEPHENS, individually and as Executor of the Estate of Jimmie Sue Vaughan Boyce, so named in the Last Will and Testament of Jimmie Sue Vaughan Boyce, duly probated and of record in Docket Number 08P-1405, Davidson County, Tennessee Probate Court Clerk's Office, hereinafter "GRANTOR," hereby transfer, convey and quitclaim to JAMES M. BOYCE, III, his heirs and assigns all of GRANTOR's right, title and interest in certain real property located in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Sunset View, Section 7, of record in Book 2900, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 490 fronts 140 feet on the westerly side of Cabin Hill Road and rune back 254.3 feet on the southerly line and 229.3 feet on the northerly line, to a dead line in the rear on which it measures 172.45 feet.

The property address is 2243 Cabin Hill, Nashville, TN 37214.

Being the same property conveyed to James M. Boyce and wife, Sue V. Boyce by deed of record in Book 9926, page 551, Register's Office for Davidson County, Tennessee. James M. Boyce predeceased Sue V. Boyce and his interest vested in her.

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

Jane B. Stephens joins in this conveyance to convey all of her interest in said property devised to her under her mother's Last Will and Testament. After this conveyance, James M. Boyce, III will own the entire interest in said property.

WITNESS my hand this 23 day of February, 2009.

Jane B. Stephens
JANE B. STEPHENS

ESTATE OF JIMMIE SUE VAUGHAN BOYCE

By: Jane B. Stephens
JANE B. STEPHENS, Executor

STATE OF INDIANA)
COUNTY OF WARRICK)

Personally appeared before me, BETTY CUMMINGS, a Notary Public in and for said County and State, JANE B. STEPHENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Executor of the Estate of Jimmie Sue Vaughan Boyce and that she executed the within instrument individually and in her capacity as Executor for the purposes therein contained.

WITNESS my hand and seal this 23 day of FEBRUARY, 2009.

Betty Cummings
Notary Public

My Commission Expires:

SEPTEMBER 28, 2009

BETTY CUMMINGS
Vanderburgh County
My Commission Expires
September 28, 2009