This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/02/09 15:28 4 pgs
Fees:22.00 Taxes:0.00
20090902-0082684

EXECUTOR'S DEED

Address New Owners:
Nancy Jones Quillman, et al
426 Watercress Drive
Franklin, TN 37064

Send Tax Bills To:
same

Map/Parcel Number:
116-3-A
32
7DA-70031

WHEREAS, Mary Malinda Jones, being one and the same person as Malinda Jones (the "Decedent"), died on February 5, 2009 and Decedent's Last Will and Testament, dated November 14, 2002, was admitted to probate on February 13, 2009, as File No. 09P-231 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Nancy Jones Quillman is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Nancy Jones Quillman as to an undivided 40% interest; Margaret Hylton Jones as to an undivided 40% interest; Logan Quillman Lyman as to an undivided 10% interest and Lisa McKenzie Quillman as to an undivided 10% interest, as tenants in common, in order to settle matters of the Estate in accordance with the terms of the Will;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Nancy Jones Quillman as to an undivided 40% interest; Margaret Hylton Jones as to an undivided 40% interest; Logan Quillman Lyman as to an undivided 10% interest and Lisa McKenzie Quillman as to an undivided 10% interest, as tenants in common, (the "Beneficiaries").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and

EXHIBIT A

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee in Book 4710, page 901, and said premises being more particularly described as follows:

Unit labeled Apartment 21-W of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.12861% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land.

Being the same property conveyed to Malinda Jones, unmarried, by deed from Bert C. Madden and wife, Truesdell G. Madden, of record in Book 5496, page 663, Register's Office for Davidson County, Tennessee.

Said conveyance shall be subject to all reservations, restrictions on use and covenants and obligations as set forth in the Master Deed and Declaration dated the 22nd day of May, 1973, and of record in the Register's Office for Davidson County, Tennessee, Book 4710, page 901, and as set forth in the By-Laws of the Association of the Owners attached thereto. Said land also being subject to an easement for a driveway as shown on the plat of record in the Register's Office for Davidson County, Tennessee, Book 4460, page 189.

interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 11th day of August, 2009.

Nancy Jones Quillman, Executor
Estate of Mary Malinda Jones

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, a Notary Public in and for said State and County, Nancy Jones Quillman, who upon oath acknowledged that she is the Executor of the Estate of Mary Malinda Jones, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of August, 2009.

JESSE SCOTT PRESLEY ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Notary Public

My Commission Expires: 1/12/2010

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 31st day of August, 2009.

Notary Public

My Commission Expires: 1/12/2010

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Beverly Sebastian, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of ~~August~~ September, 2009.

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Beverly Sebastian
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/19/2009