This Instrument prepared by
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20090076749 DEEDQC
Recvd: 11/10/09 09:57 2 pgs
Fees:13.00 Taxes:266.40
20091110-0103894

EXECUTOR'S QUITCLAIM DEED

Felix D. Gower, Jr. died in Davidson County, Tennessee, on the 7th day of September, 2009, a resident of Davidson County, Tennessee. Felix D. Gower, Jr., left a Last Will and Testament which was probated in as Case No. 09P-1433, Seventh Circuit Court for Davidson County, Tennessee. A petition to probate decedent's estate and appoint Paula G. Gower as Executrix was filed and approved by the Seventh Circuit Court for Davidson County, Tennessee.

The improved property owned by decedent is located in Davidson County, Tennessee, being Unit 49 as described in the Master Deed of Magnolia Square Condominium as of record in Book 6685, Page 253 and, and as shown on the Plan of Magnolia Square Condominium in Book 6685, Page 275, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed and complete legal description of said lot. This improved property is also known as 2258 Lebanon Pike, Unit 49, Nashville, TN 37214 (Map/Parcel No. 95-3-A-49.00-CO)

Upon decedent's death, this parcel was bequeathed to the decedent's beneficiaries which consist of decedent's five (5) surviving children, one (1) granddaughter, and one (1) niece in equal shares pursuant to the residuary estate provisions of decedent's Last Will and Testament in Probate Case No. 09P-1433, Davidson County, Tennessee. The six beneficiaries identified under the decedent's Will provisions are as follows: Paula G. Gower (daughter), Felicia G. Highers (daughter), Paulette G. Nicholson (daughter), Brenda Faye Gower (daughter), Felix R. Gower (son), Korie Pauline Gower (granddaughter) and Lisanne Womack (niece).

In accordance with the laws of Tennessee, Paula G. Gower as Executrix of the Estate of Felix D. Gower, Jr. quitclaim all right, title and interest in the following described real property to Zybe Potka in fee simple absolute. The following describes the real estate located in Davidson County Tennessee and more particularly described to wit, as follows:

LAND in Davidson County, Tennessee, being Unit 49 as described in Master Deed of Magnolia Square Condominium, of record in Book 6685, Page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as appended as Exhibit B to the Master Deed in Book 6685, Page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Felix D. Gower by Warranty Deed from Associates L.P., a Delaware limited partnership, recorded in Book 10807, Page 445, Register's Office for Davidson County, Tennessee. Felix D. Gower died on September 7, 2009 leaving a Last Will and Testament admitted to probate as Case Number 09P-1433 which names as Executrix Paula G. Gower as confirmed by the court with Letters Testamentary.

This transfer is by quitclaim deed from the Executrix of the Estate of Felix D. Gower, Jr. with no warranties made regarding the title.

In testimony hereof the undersigned Executrix has executed and signed this instrument this 29th day of October, 2009.

Paula G. Gower
Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula G. Gower as Executrix for the Estate of Felix D. Gower, Jr., known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument, acknowledged to me that she executed for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 29th day of October, 2009.

My Commission Expires:
5-22-10

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $72,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Z. Zybe Potka
Affiant

Subscribed and sworn to before me on this the 29th day of October, 2009.

5-22-10
Commission Expires:

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Send Tax Bills to and
Address of New Owner:
Zybe Potka
P.O. Box 148195
NASHVILLE, TN 37214

Lender:
None

Map and Parcel:
95-3-A-49.00-CO