BILL GARRETT, Davidson County
Trans:T20090088007 DEEDQC
Recvd: 12/31/09 13:54 6 pgs
Fees:32.00 Taxes:0.00
20091231-0119091

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Peggy Motley, Executrix
AFFIANT

Subscribed and sworn to before me, this 21st day of December, 2009.

Donna H Ray
Notary Public

My Commission Expires: 9-3-2012

DONNA H. RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNERS:
The Estate of Katherine Pearce
The Estate of Helen DuBose
Peggy Motley, Executrix
729 Kendall Place
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP AND PARCEL: 51-10-0-C-004.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, Peggy Motley, Executrix for the Estate of KATHERINE PEARCE, being one and the same person, am affecting this quitclaim deed as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the estate of KATHERINE PEARCE was probated in the Probate Court of Davidson County, No. 09P1116 on July 30, 2009, Peggy Motley was named Executrix of the Estate of KATHERINE PEARCE. (See attached Letters Testamentary). This named property was owned equally by Katherine Pearce and Helen DuBose. Katherine Pearce died April 25, 2009 and Helen DuBose died September 11, 2009. The Estate of Helen DuBose was probated in Probate Court,

Davidson County No. 09P1713 on December 2, 2009. The Will of Katherine Pearce devised this real property one-third to be equally divided between Velma Jean Pearce Atwood and Thomas Atwood, and the remaining two-thirds to be divided equally between Mary Katherine Startup Greer, Peggy Motley, and Carolyn Startup Workman.

The Will of Helen DuBose in Article VIII names Ann M. Dyer and Jean Bullard as Co-Executors of the Estate. Jean Bullard has since filed a Declination to Serve with the Court and Ann M. Dyer was named Executrix of the Estate of Helen DuBose. (Letters Testamentary is attached) Under Article II of the Will reads "any interest I may have in my homestead including any land adjacent to the homestead which may be owned by me and used as a part thereof, shall be distributed to the Helen F. DuBose Revocable Trust". The Helen F. DuBose Revocable Living Trust under No. 2 states "upon the end of the terms of the original Trustee, Ann M. Dyer and Jean M. Bullard are designated as joint successor Trustees."

For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Peggy Motley, Executrix of the Katherine Pearce Estate one-half interest, has bargained and sold and hereby [convey,] remise, release and forever quitclaims one-third to be equally divided between Velma Jean Pearce Atwood and Thomas Atwood, and the remaining two-thirds to be divided equally between Mary Katherine Startup Greer, Peggy Motley, and Carolyn Startup Workman and all of their heirs and assigns, such of their right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described below.

For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ann M. Dyer, Executrix of the Helen DuBose Estate one-half interest, has bargained and sold and hereby [convey,] remise, release and forever quitclaims under Article II of the Will any interest I may have in my homestead including any land adjacent to the homestead which may be owned by me and used as a part thereof, shall be distributed to the Helen F. DuBose Revocable Trust and all of its heirs and assigns, such of its right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described below.

A certain condominium unit in Davidson County, Tennessee, being Unit 5 on the Plan of Royal Trace Condominiums, a copy of which is record in

Book 6887, Page 892, Register's Office for Davidson County, Tennessee as Exhibit A to the master deed of Royal Trace Condominiums of record in Book 6887, Page 883, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Together with an undivided interest in the common elements of pertinent to said Unit as set forth in the master deed of record in Book 6887, Page 883, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gaylor E. Cole, Trustee of Record in Book 6859, Page 467, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C & T Development Company., Inc., by Deed from Gaylor E. Cole, Trustee, of record in Book 7233, Page 546, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen DuBose and Katherine Pearce by Deed from C& T Development, Inc. of Record in Book 7234, Page 865, Register's Office, Davidson County, Tennessee.

The address of this property is 1521 Royal Street, Madison, TN 37115.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 2009 applicable to said property.

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

WITNESS my hand this 21st day of December, 2009.

Peggy Motley, Executrix

Peggy Motley, Executrix of the Estate of
Katherine Pearce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna H. Ray, a Notary Public, in and for said County and State, Peggy Motley, Executrix, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 21st day of December, 2009.

Donna H Ray

NOTARY PUBLIC

My Comm Exp. 5-3-2012

DONNA H. RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 21st day of December, 2009.

Ann M Dyer Executrix of Estate

Ann M. Dyer, Executrix of the Estate of
Helen DuBose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ann M. Dyer, a Notary Public, in and for said County and State, Ann M. Dyer, Executrix, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 21st day of December, 2009.

Sarah E Duke

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/2011

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

09P1713

To ANN M. DYER :

It appearing to the Court that HELEN F. DUBOSE has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said ANN M. DYER to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this December 02, 2009 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to ANN M. DYER, Executrix of the estate of HELEN F. DUBOSE deceased, and I do further certify that ANN M. DYER is still acting Executrix of the estate of HELEN F. DUBOSE, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 2nd day of December, 2009.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

09P1116

To PEGGY MOTLEY :

It appearing to the Court that KATHERINE PEARCE has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said PEGGY MOTLEY to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court at office, this July 30, 2009 .

Richard R. Rooker, Clerk

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to PEGGY MOTLEY, Executrix of the estate of KATHERINE PEARCE deceased, and I do further certify that PEGGY MOTLEY is still acting Executrix of the estate of KATHERINE PEARCE, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 30 day of July, 2009

Richard R. Rooker, Clerk