BILL GARRETT, Davidson County
Trans:T20100005050 DEEDQC
Recvd: 02/01/10 11:46 3 pgs
Fees:17.00 Taxes:0.00
20100201-0007821

This Instrument Prepared By:
Patricia A. McDade, Attorney
227 Bridge Street
Franklin, Tennessee 37064

Name and Address of New Owner(s):
Nellie U. Elder
9017 Poplar Creek Road
Nashville, Tennessee 37221

Map/Parcel:
Map 154, Parcel 16

Send Tax Statements To:
Same

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

EXECUTOR QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Nellie U. Elder and Wade R. Elder, Co-Executors of the Estate of James Henry Elder, deceased, for and in consideration of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of James Henry Elder, the decedent's Will having been duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 08P791, do hereby convey, remise, release and forever quitclaim a one-half (½) undivided interest to WADE R. ELDER and a one-half (½) undivided interest to AARON ELDER, HEIDI ELDER, JOEL ELDER, JASON ELDER, SETH ELDER, KATIE ELDER, MELISSA ELDER, JAMES ELDER, and TYLER ELDER, their heirs and assigns, all right, title and interest in their capacity as Co-Executors, but not further or otherwise, ***SUBJECT TO THE LIFE ESTATE INTEREST RESERVED TO NELLIE U. ELDER AND***

DESCRIBED BELOW, in that certain tract of land located in the Ninth (9th) Civil District of Davidson County, Tennessee, being more fully described as follows:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south side of the Poplar Creek Road, and being the remainder of a tract of record in Book 2453, page 471, Register's Office, as surveyed by S. H. Hutchinson, Nov. 29, 1955 and drawn in November, 1958, as follows:

Beginning at an iron stake in center of Poplar Creek Road same being the northeast corner of E. L. Thomas Lot; thence meandering with Poplar Creek Road, south 59° 30' east 27.90 poles to a point in the Poplar Creek Road; thence north 79° east 2 poles to a point in said road, same being the northwest corner of Cecil Lankford's lot; thence south 2° west 74 poles with Lankford's line to a stake with an ash and poplar pointers in George McPherson's north line; thence with McPherson's line, north 88° 30' west 33.50 poles to a stake with dogwood and poplar pointers, E. L. Thomas' southeast corner; thence with the E. L. Thomas east line, north 6° east 86.51 poles more or less to the point of beginning, containing 15.50 acres more or less.

Being the same property conveyed to James H. Elder by Quit Claim Deed from Jacqueline Elder, pursuant to a divorce decree filed December 3, 1975, of record in Book 8857, page 724, Register's Office for Davidson County, Tennessee..

Grantors reserve unto NELLIE U. ELDER the possession, use, and enjoyment and the rents, issues and profits of the above-granted premises for and during the natural lifetime of NELLIE U. ELDER.

Said property is conveyed subject to such limitation and restrictions and encumbrances as may effect the premises which may be of record or otherwise.

WITNESS OUR HANDS, this 27th day of January, 2010.

Nellie U. Elder, Co-Executor

Nellie U. Elder
Co-Executor of the Estate of James Henry Elder

Wade R. Elder
Co-Executor of the Estate of James Henry Elder

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said County and State, the within named Nellie U. Elder and Wade R. Elder, Co-Executors of the Estate of James Henry Elder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Franklin, Tennessee, this the 27th day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 2-23-2010

MARY PEWITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

This transaction is exempt from conveyance tax pursuant to T.C.A. 67-4-409(3)(D).

EXECUTOR

SWORN TO AND SUBSCRIBED BEFORE ME this the 27th day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 2-23-2010

MARY PEWITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN