Map-Parcel: 34-10-27

The preparer of this deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which description is based having been provided to the preparer of this deed by the Grantor.

BILL GARRETT, Davidson County
Trans:T20100065186 DEEDQC
Recvd: 10/14/10 14:23 3 pgs
Fees:17.00 Taxes:0.00
20101014-0082447

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Beverly B. Swift, Executrix of the Estate of Joseph L. Swift, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Joseph L. Swift (the decedent having died on December 18, 2008, leaving a Will dated October 7, 2008, which was admitted to Probate on January 22, 2009, in the Probate Court for Knox County, Tennessee, Docket Number 68285-1 and recorded in Will Book 179, page 425), has bargained and sold and hereby remises, releases and forever quitclaims all of the right, title and interest of the Estate of Joseph L. Swift in and to the following tract of land unto Beverly B. Swift, Trustee of the Joseph L. Swift Wife's QTIP Trust, and her respective successors and assigns. Said tract of land being conveyed hereunder, in Davidson County, Tennessee, is described as follows:

A one-half undivided interest in the following property:

Map-Parcel: 34-10-27
PROPERTY ADDRESS: 301 Shakespeare Avenue, Madison, TN

BEGINNING at an existing monument at the intersection of the east margin of Burns Avenue and north margin of Shakespeare Avenue, the southwest corner of Block "C" of the Plat of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee; thence along the said east margin of Burns Avenue North 3° 01' 13" West 117.50 feet to an iron pin in the center line of a 15-foot alley closed by Metro Council Bill No. 69-867; thence along the said center line North 86° 58' 47" East 250.00 feet to an iron pin in the west line of the Junior Achievement of Nashville, Inc. property as of record in Deed Book 5363, page 463, said Register's Office; thence along said Junior Achievement Properties west line South 3° 01' 13" East 117.50 feet to an existing monument in the north margin of Shakespeare Avenue; thence along the said north margin South 86° 58' 47" West 250.00 feet to the point of beginning, containing 29,375 square feet (0.67 acres) more or less.

TOGETHER with the window blinds, burglar alarm, telephone system, all built-ins and the refrigerator located in the building of said property, but excluding the radio base station and antenna located thereon.

This is improved property known as 301 Shakespeare Avenue, Madison, Tennessee.

BEING the same property conveyed to Joseph L. Swift and Beverly B. Swift, as equal tenants in common, from Joseph L. Swift and wife, Beverly B. Swift, by Warranty Deed dated March 25, 2008, and recorded in Instrument Number 20080328-0031338, of the Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
Anne M. McKinney, Attorney at Law
Anne M. McKinney, P.C.
1019 Orchid Avenue
Knoxville, Tennessee 37912

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Executrix, by signing this deed, releases any right the Executrix has to recover the property in the event of the subsequent insolvency of the estate.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

WITNESS the said Grantor sets her hand this 3rd day of February, 2010.

Beverly B. Swift

Beverly B. Swift, Executrix

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss
COUNTY OF KNOX)

On this the 3rd day of February, 2010, before me personally appeared Beverly B. Swift, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument in her capacity as the Executrix of the Estate of Joseph L. Swift, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: 3/8/10

ARLENE V. SHOEMAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

AFFIDAVIT

STATE OF TENNESSEE)
: ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to Tenn. Code Annotated §67-4-409(a)(3)(D), and no oath of value shall be required.

Beverly B. Swift, Executrix

Sworn to and subscribed before me
this 3rd day of February, 2010.

Notary Public

My Commission Expires: 3/8/10

ARLENE V. SHOEMAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

Name and address of property owner responsible for payment of taxes:

Beverly B. Swift, Trustee of the
Joseph L. Swift Wife's QTIP Trust
P. O. Box 22373
Knoxville, TN 37933