BILL GARRETT, Davidson County
Trans:T20100074059 DEEDQC
Recvd: 11/22/10 15:17 3 pgs
Fees:17.00 Taxes:0.00
20101122-0093539

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 19th day of November, 2010.

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Fred T. Eanes, III, et al P.O. Box 521 Trinidad, CO 81082	-SAME-	116-03-177

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Fred T. Eanes, III, Executor of the Estate of Fred T. Eanes, Jr., deceased** (the "decedent"), who died on November 14, 2007, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent -- the decedent's Will having been duly

admitted to probate in Davidson County, Tennessee on December 5, 2007, and recorded under Docket No. 07P-1891 in the Seventh Circuit Court Clerk's Office (Probate Division) -- hereby releases, remises and quitclaims unto **Fred T. Eanes, III, as to an undivided one-half (1/2) tenant-in-common interest, and to Emma V. Harwell, as to an undivided one-fourth (1/4) tenant-in-common interest, and to Katherine M. Harwell, as to an undivided one-fourth (1/4) tenant-in-common interest, as tenants in common and not as joint tenants with rights of survivorship,** all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 19 day of November, 2010.

Fred T. Eanes, III, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fred T. Eanes, III, Executor,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 2010.

Julia C. Hunt
Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

EXHIBIT A

Legal Description

Land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium apartment in Davidson County, Tennessee being Unit No. 177 on the Plan of Royal Oaks Apartments, Condominium Apartments, as of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred T. Eanes, Jr. and wife, Dorothy D. Eanes, by deed from Michael Stallings, unmarried, of record in Book 6419, page 412, Register's Office for Davidson County, Tennessee. Dorothy D. Eanes predeceased Fred T. Eanes, Jr. on March 19, 2003. Fred T. Eanes, Jr. subsequently died on November 14, 2007 and devised his entire residuary estate to Mary Anne Eanes Harwell and Fred T. Eanes, III by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on December 5, 2007 under Docket No. 07P-1891. Mary Anne Eanes Harwell died June 14, 2008. Her Executor, Jonathan Harwell, under Docket No. 08P1132, Davidson County Probate Court Clerk's Office, disclaimed all of the right, title and interest of Mary Anne Eanes Harwell in the Estate of Fred T. Eanes, Jr. Emma V. Harwell and Katherine M. Harwell received their interest in subject property pursuant to said Disclaimer which is of record as Instrument No. 20080829-0089116, Register's Office for Davidson County, Tennessee

This is improved property known as 4505 Harding Road, Nashville, Tennessee 37205.