FROM:
Janet Malone Tidwell, Michael Blair Malone, and Hollis Hudson Malone

TO:
Mary Birthright, Trustee

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Mary Birthright, Trustee

TO:
Janet Malone Tidwell, Michael Blair Malone, and Hollis Hudson Malone

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This instrument was prepared by:
Jeff Farris
7101 Executive Center Dr., Ste. 151
Brentwood, TN 37027, from information provided by the parties. The preparer makes no warranties as to the status or accuracy of title. The preparer is not a real estate reporting person under I.R.C. § 6045.

This conveyance is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

BILL GARRETT, Davidson County
Trans:T20110005648 DEEDQC
Recvd: 01/28/11 10:48 5 pgs
Fees:32.00 Taxes:0.00
20110128-0007791

EXECUTORS' QUITCLAIM DEED

Address of New Owner:	Send Tax	Map-Parcel
As Follows:	Bills to:	Tract 1: 33-14-0-015.00
Michael Blair Malone	Same as New Owner	Tract 2: 61-11-0-281.00
510 Cunniff Parkway		Tract 3: 61-11-0-303.00
Goodlettsville, TN 37072		

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and in connection with the distribution and closing of the Estate of **Margaret Patterson Malone a/k/a Elizabeth P. Malone**, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, Docket Number 08P-1736, Seventh Circuit Court, **Janet Malone Tidwell, Michael Blair Malone, and Hollis Hudson Malone**, each as executors and as devisees under the Will of Margaret Patterson Malone, hereby quitclaim all their right, title and interest unto **Mary Birthright, Trustee**, her successors and assigns, the following described parcels of land in Davidson County, Tennessee:

TRACT 1:

BEING Lot No. 44 on the Plan of Pleasant Hill of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot fronts 214.78 feet on the north side of Cunniff Parkway, and runs back 216.7 feet on the west line and 229.6 feet on the east line to a dead line in the rear on which it measures 157.3 feet. The description is the same as in the previous deed of record.

Being the same property conveyed to Hudson B. Malone and wife, Elizabeth P. Malone, by warranty deed from M. M. Cunniff and wife, Hattie B. Cunniff, of record in Book 3131, Page 157, Register's Office for Davidson County, Tennessee. The said Hudson B. Malone having since died leaving Elizabeth P. Malone as surviving tenant by the entirety. The said Elizabeth P. Malone a/k/a Margaret Patterson Malone having since died leaving the Grantors herein as her sole devisees under the Will of Margaret Patterson Malone of record in Instrument 20081110-0111242, Register's Office for Davidson County, Tennessee.

This is improved property known as 302 Cunniff Parkway, Goodlettsville, TN 37072.

TRACT 2:

Being the southerly part of Lot No. 1 of Block "C" on the Plan of the re-subdivision of Sunnymeade Subdivision, Section I, of record in Book 974, Page 56, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Gallatin Pike at the southwest corner of the property conveyed to F. B. Williams and wife, of record in Book 4120, Page 370, Register's Office for Davidson County, Tennessee; thence, with said Williams' southern boundary line, easterly 120.5 feet to the westerly margin of an alley; thence, with said alley, southerly 121.5 feet to the northerly margin of Ardee Avenue; thence, with said Avenue westerly 102.5 feet to the easterly margin of Gallatin Pike; thence, with the same northerly 93.7 feet to the beginning. The description is the same as in the previous deed of record.

Being the same property conveyed to Hudson B. Malone by warranty deed from Harry W. Hewitt, Sr., unmarried, of record in Book 4310, Page 219, Register's Office for Davidson County, Tennessee. The said Hudson B. Malone having since died leaving Elizabeth P. Malone as his sole devisee under the Last Will and Testament of Hudson B. Malone, Docket Number 77491, Probate Court for Davidson County, Tennessee. The said Elizabeth P. Malone a/k/a Margaret Patterson Malone having since died leaving the Grantors herein as her sole devisees under the Will of Margaret Patterson Malone of record in Instrument 20081110-0111242, Register's Office for Davidson County, Tennessee.

This is improved property known as 4000 Gallatin Pike, Nashville, TN 37216.

TRACT 3:

Being Lot No. 2 of a part of the re-subdivision of Lots 1 and 2, Block "C", Sunnymeade Subdivision, a plat of which is of record in Book 4715, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 41.0 feet on the easterly margin of Gallatin Road and runs back between lines, 127.46 feet on the northerly line and 120.5 feet on the southerly line to an alley in the rear on which it measures 40.0 feet. The description is the same as in the previous deed of record.

Being the same property conveyed to H. B. Malone and wife, Elizabeth P. Malone, by warranty deed from Forrest M. May and wife, Mae May, of record in Book 5075, Page 472, Register's Office for Davidson County, Tennessee. The said H. B. Malone having since died leaving Elizabeth P. Malone as surviving tenant by the entirety. The said Elizabeth P. Malone a/k/a Margaret Patterson Malone having since died leaving the Grantors herein as her sole devisees under the Will of Margaret Patterson Malone of record in Instrument 20081110-0111242, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4002 Gallatin Pike, Nashville, 37216.

And now, I, the said **Mary Birthright, Trustee**, for the sole and express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **Janet Malone Tidwell, Michael Blair Malone, and Hollis Hudson Malone**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

WITNESS our hands this 26th day of January 2011.

Janet Malone Tidwell
Janet Malone Tidwell

Michael Blair Malone
Michael Blair Malone

Hollis Hudson Malone
Hollis Hudson Malone

Mary Birthright
Mary Birthright, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of JANUARY 2011, before me personally appeared Janet Malone Tidwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that such person executed the same as her free act and deed.

Witness my hand, at office, this 26th day of JANUARY 2011.

Notary Public

My Commission Expires: 3/18/14

SUMNER COUNTY JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of JANUARY 2011, before me personally appeared Hollis Hudson Malone, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of JANUARY 2011.

Notary Public

My Commission Expires: 3/18/14

SUMNER COUNTY JA DUREE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of JANUARY 2011, before me personally appeared Michael Blair Malone, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of JANUARY 2011.

Notary Public

My Commission Expires: 3/18/14

SUMNER COUNTY JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of JANUARY 2011, before me personally appeared Mary Birthright, Trustee, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of JANUARY 2011.

Notary Public

My Commission Expires: 3/18/14

SUMNER COUNTY JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC