THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Executor's Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
John Randall Hunnicutt 206 Donald Street Goodlettsville, TN 37072	Same	Map 26-5 Parcel 2

John B. Hunnicutt. died on December 14, 2010, leaving a Last Will & Testament dated April 9, 1982. The said Will was admitted to Probate on January 20, 2011, in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 11P95. The Will named the decedent's only child, John Randall Hunnicutt as Executor. The Executor was duly qualified. All debts of the Decedent have been paid. The said estate is a Non Taxable Estate for Tennessee Inheritance Tax purposes and the decedent was never a recipient of TennCare benefits . The said John R. Hunnicutt. was predeceased by his wife, Verna Hunnicutt, who died on May 14, 1992. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of JOHN BUNION HUNNICUTT a/k/a JOHN B. HUNNICUTT, the Executor, JOHN RANDALL HUNNICUTT , quitclaim to himself, JOHN RANDALL HUNNICUTT, his heirs or assigns, the property hereinbelow described, including all improvements located thereon and appurtenances thereto, conveying all right, title and interest which the ESTATE OF JOHN BUNION HUNNICUTT., deceased, may have had in the following described real estate in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18 on the Plan of Roscoe Place as of record in Book 843, Page 72, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 54 feet on the east side of Donald Street and extends back between lines 78 feet on the north line and 100 feet on the south line to a line in the rear on which it measures 50 feet.

Being the same property conveyed to JOHN B. HUNNICUTT and wife VERNA HUNNICUTT by deed from RAYMOND R. MASSIE and wife ALICE M. MASSIE by deed of record in Book 5312 Page 646, Register's Office for Davidson County, Tennessee. The said VERNA HUNNICUTT died on May 14, 1992 at which time the said property became vested in JOHN B. HUNNICUTT in fee simple.

JOHN B. HUNNICUTT is one and the same person as JOHN BUNION HUNNICUTT and JOHN BUNYAN HUNNICUTT.

The mailing address for the said property is 206 Donald St., Goodlettsville, TN 37072.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

THIS DEED WAS PREPARED UPON INFORMATION FURNISHED BY THE EXECUTOR WITHOUT A SEARCH OF THE TITLE AND THE PREPARER MAKES NO CERTIFICATION CONCERNING THE TITLE TO THE SAID PROPERTY.

BILL GARRETT, Davidson County
Trans:T20110069623 DEEDQC
Recvd: 11/04/11 11:06 2 pgs
Fees:12.00 Taxes:0.00
20111104-0086259

WITNESS our hands on the day and date acknowledged below.

ESTATE OF JOHN B. HUNNICUTT

By: JOHN RANDALL HUNNICUTT
EXECUTOR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN RANDALL HUNNICUTT, with whom I am personally acquainted who acknowledged that he is the duly qualified Executor of the Estate of JOHN B. HUNNICUTT a/k/a JOHN BUNION HUNNICUTT and that he executed the within instrument for the purposes therein contained, for and on behalf of the said estate.

WITNESS my hand and official seal this the 3rd day of November, 2011.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. § 67-4-409(a)(3)(D).

AFFIANT

Sworn to and subscribed before me this the 3rd day of November, 2011.

NOTARY PUBLIC

My Commission Expires: August 20, 2013.

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY