BILL GARRETT, Davidson County
Trans:T20120002094 DEEDQC
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Fees:27.00 Taxes:0.00
20120109-0002436

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

EXECUTRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda O'Neal and Randy Randolph 4698 Lickton Pike Whites Creek, TN 37189	Same	Map: 31 Par: 21-70 10D-12670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Linda F. O'Neal
Linda F. O'Neal, Executrix

SUBSCRIBED AND SWORN to before me this 7 day of January, 2012.

Notary Public
My Commission Expires: May 8, 2012

ERIK THORNGREN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Pursuant to the Last Will and Testament of Carolyn D. Randolph, duly probated and of record in Docket Number 11P-1094 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, I, LINDA F. O'NEAL, EXECUTRIX OF THE ESTATE OF CAROLYN D. RANDOLPH, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto LINDA F. O'NEAL, her heirs and assigns, as to a one-half undivided interest, and RANDY RANDOLPH, his heirs and assigns, as to a one-half undivided interest, as tenants in common, all of Grantor's right, title and interest in and to those certain tracts or parcels of improved real property located in Davidson County, Tennessee and more fully described on Exhibit A attached hereto and incorporated herein by reference.

This improved property is known as 4798 Lickton Pike, Whites Creek, Tennessee 37189.

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

Grantor conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 9 day of January, 2012.

ESTATE OF CAROLYN D. RANDOLPH

By: Linda F. O'Neal
LINDA F. O'NEAL, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Erik Thorngren, of said county, LINDA F. O'NEAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is serving as the Executrix of the Estate of Carolyn D. Randolph and that as such Executrix she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of January, 2012.

Notary Public

ERIK THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

My Commission Expires:

May 8, 2012

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

EXHIBIT A

Property Description

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:
Being in the 10th Civil District described according to a copy of a survey made December 28, 1951, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center line of Lickton Pike at R. K. Smith's southeast corner; thence with Smith's south line, north 71° 45' west 825 feet to a point on the south bank of a small drain; thence north 58° 30' west 2343 feet to a point; thence leaving Smith's line, south 17° 35' west 165 feet to a point; thence south 24° east 132 feet to a cedar on top of a ridge; thence south 56° 30' east 1207.8 feet along Wright's line, to a point on top of a ridge, and continuing with Wright's line, south 69° 30' east 330 feet to a black hickory; thence south 37° 45' east 376.2 feet to a planted stone, and continuing along Wright's line and along the northerly line of a tract conveyed to J. W. Petty and wife, by a deed of record in Book 1403, Page 50, Register's Office for said County, south 87°, 10' east 1109 feet to a point at an iron stake in the north line of said J. W. Petty tract; thence north 14° east 329.7 feet to an iron stake; thence south 64° 15' east 368.3 feet to a spike in the center line of Lickton Pike; thence with the center line of same, north 0° 30' west 63.1 feet to an iron stake at the point of beginning, containing 34.62 acres more or less.

TRACT II:
BEGINNING in the 10th Civil District, about 8 or 9 miles northwest of the City of Nashville, consisting of 81.74 acres more or less and described as follows:

BEGINNING at a stone, W. C. Smith's corner; running thence north 81" west, crossing a County Road, in all 83.68 poles to a stone 1 pole north of a beech, Owen's corner; thence north 2½° east 41.40 poles to a yellow-wood, hackberry and sugar tree; thence north 86½° west 97 poles to a stone and two beech pointers; thence south 3½° west 60 poles to a stake in Evans' northern boundary line; thence south 58½° east 129.60 poles to a

stone; thence south 71-3/4° east 50 poles to a culvert in said County Road; thence north 1° west, with the center of said Road, 20.56 poles to a point in the center of said Road; thence south 76° east 19.36 poles; thence north 53° east 12 poles to a stone; thence north 34-3/4° east 11.21 poles; thence north 18° east 14 poles to a stone; thence north 8½° west 20 poles to a sycamore and thence north 37½° west 19.66 poles to the beginning, containing 94.53 acres more or less.

EXCLUDED from the above tract, however, are four (4) tracts of land described as follows:

(1) BEGINNING in the center of said County Road at a point on the northern boundary line of said tract; thence north 81° west with said line, 410 feet; thence southerly and parallel with the center line of said Road, 100 feet; thence south 81° east 410 feet to the center of said Road and thence northerly with the center of said Road, 100 feet to the beginning, containing 0.94 acres more or less.

(2) BEGINNING at a point in the center of said County Road in the southern boundary line of said tract lying east of said Road; thence south 76° east 285 feet; thence north 1° west 100 feet; thence north 76° west 285 feet to the center of said Road; and thence south 1° east with the center of said Road, 100 feet to the beginning, containing 0.65 acres, more or less.

(3) BEGINNING at a point in the center line of said County Road, 80.5 feet south of Smith's north corner at an iron pin; thence leaving said Road, south 80° 40' east 190 feet more or less to a point in White's Creek; thence with said Creek, south 37° 30' east 13 poles more or less to a point; thence south 80° 30' east 20 poles; thence south 18° west 14 poles; thence south 34° 45' west 11.21 poles; thence south 53° west 12 poles; south 76° west 2.36 poles more or less to the southeast corner of Tract 2 herein above described that has been excluded; thence with the line of Tract No. 2 excluded, northerly 100 feet to a point; westerly 285 feet to the center line of Lickton Pike; thence with the center line of said Pike as follows: north 3° 45' east 100 feet; north 13° 45' east 100 feet; thence north 16° 20' east 100 feet; north 18° east 602.9 feet to the point of beginning, containing 11.2 acres more or less.

(4) Being described according to a survey made by Ralph W. C. Lambert, Surveyor, dated February 1, 1969, as follows:

BEGINNING at an iron pin in the easterly margin of Lickton Pike, in the northerly line of the property of L. C. Oakes; thence with the margin of said Pike, north 18° east 73.3 feet to an iron pin in the southerly right of way of an Access; thence with the same, south 81° east 78 feet to an iron pin; thence south 17° east 81.5 feet to an iron pin in Oakes' northerly line; thence with the same, north 80° 40' west 125.3 feet to the point of beginning.

Being the same property conveyed to Delores Randolph (being the same person as Carolyn D. Randolph) by Quitclaim Deed from Homer L. Randolph of record in Deed Book 8141, page 331, Register's Office for Davidson County, Tennessee.