THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Executor's Quitclaim Deed

1219-1221 Berry St., Old Hickory, Tn 37138

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Donald R. Swartz, unmarried P. O. Box 291343 Nashville, TN 37229	Same	Map 53-3 Parcel 14.00

TERRY KELLER SWARTZ died on April 13, 2011 leaving a Will dated February 6, 2004. The Will was admitted to Probate on June 20, 2011 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 11P-947. The Will named the Decedent's husband Donald R. Swartz as Executor. The DONALD R. SWARTZ is duly qualified and was named Executor of the Decedent's estate. The estate is insolvent. The estate is a non-taxable estate for inheritance tax purposes. The Decedent was not a recipient of TennCare benefits and a Release from the Bureau of TennCare for the State of Tennessee is attached as Exhibit A. In accordance with the provisions of the Last Will and Testament of TERRY KELLER SWARTZ, the EXECUTOR, quitclaims to DONALD R. SWARTZ, an unmarried man, his heirs or assigns all right, title and interest which the estate may have in and to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 111 on the Plan of Village of Old , Hickory, Section "C" as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mocha Properties, a Tennessee Partnership composed of Donald R. Swartz and wife Terry Keller Swartz by deed filed for record as Instrument No. 20050209-0015302 in the Register's Office for Davidson County, Tennessee. The said Terry Keller Swartz died on April 13, 2011, and Donald R. Swartz became sole owner of the said property under the Last Will & Testament of Terry Keller Swartz, as sole beneficiary of her estate.

The mailing address for the said property is 1219-1221 Berry St., Old Hickory, TN 37138.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF TERRY KELLER SWARTZ

BY: DONALD R. SWARTZ, EXECUTOR

BILL GARRETT, Davidson County
Trans:T20120037813 DEEDQC
Recvd: 05/23/12 09:04 3 pgs
Fees:17.00 Taxes:0.00
20120523-0044585

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. SWARTZ, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained as the duly qualified Executor of the Estate of TERRY KELLER SWARTZ, deceased.

WITNESS my hand and official seal this the 1st day of May, 2012.

NOTARY PUBLIC

My Commission Expires: April 16, 2013

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. Section 67-4-409(a)(3)(D).

AFFIANT

Sworn to and subscribed before me this the 1st day of May, 2012.

NOTARY PUBLIC

My Commission Expires: April 16, 2013

Exhibit D

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

6/28/2011

HOMER R. AYERS
ATTORNEY
P.O. BOX 904
GOODLETTSVILLE, TN 37070

RE: TERRY K. SWARTZ
249351545

Dear HOMER R. AYERS:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Ron Singh
Manager