THIS INSTRUMENT PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Ashley Dixon
AFFIANT

Subscribed and sworn to before me this the 15th day of November, 2012.

Anna Elizabeth Valentine
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).

ANNA E. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-09-2016

BILL GARRETT, Davidson County
Trans:T20120088756 DEEDQC
Recvd: 11/20/12 11:07 3 pgs
Fees:17.00 Taxes:0.00
20121120-0107010

Address of New Owner(s):	Send Tax Bills To:	Parcel Identification No.:
William Houston Ragan, Jr. 409 Linda Lane Madison, TN 37115	-SAME-	042 16 0 130.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Ashley Dixon, Executrix of the Estate of William H. Ragan, Sr., deceased, (the "decedent"), who died on May 8, 2012, 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 pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee, Docket Number 12P-773, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto William Houston Ragan, Jr., 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 15th day of November, 2012.

Ashley Dixon

Ashley Dixon, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Dixon, Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of November, 2012.

Anna Elizabeth Valentine

Notary Public

My Commission Expires: _____



EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 29 on the Plan of Blair Heights, Section 6, as shown by plat of record in Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee, as revised and corrected by a Surveyor's Certificate, of record in Book 2496, page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot 29 fronts 155.16 feet on the southerly side of Linda Lane and runs back between lines, 170 feet on the west line and 251.13 feet on the east line to a dead line in the rear on which is measures 166.79 feet.

Being the same property conveyed to William H. Ragan, Sr. and wife, Janet R. Ragan, by deed from Osia L. Read, an unmarried woman, of record as Instrument No. 20090918-0087294, Register's Office for Davidson County, Tennessee. Janet R. Ragan predeceased William H. Ragan, Sr. on November 09, 2011. William H. Ragan, Sr. subsequently died on May 08, 2012, devising one-half of his entire estate to William Houston Ragan, Jr. by Will recorded in the Seventh Circuit Court of Davidson County Clerk's Office (Probate Division) on September 13, 2012 under Docket No. 12P-773.

This is improved property known as 409 Linda Lane, Madison, Tennessee 37115.