THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130076839 DEEDQC
Recvd: 09/05/13 10:17 3 pgs
Fees:17.00 Taxes:0.00
20130905-0093664

Executix Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Preston Lockhart 2331 Luster Rd., Goodlettsville, TN 37072	Nellie M. Waggoner 5230 Brick Church Pike Goodlettsville, TN 37072	Map: 17 Parcel 126

ALVIN E. WAGGONER died on February 13, 2012 leaving a Will dated May 12, 2009. The Will was admitted to Probate on 9th day of April , 2012 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 12P-568. RUBY FLEMING was appointed Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The Extate is a non-taxable estate for Tennessee Inheritance Tax purposes The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the WLL of ALVIN E. WAGGONER, RUBY FLEMING, the Executrix, quitclaims to PRESTON LOCKHART all right, title and interest in the real property described in Exhibit A attached, subject to a life estate reserved for NELLIE M. WAGGONER, as set out below. The mailing address for the said property is 5230 Brick Church Pike, Goodlettsville, Davidson County, Tennessee.

By her signature hereto, NELLIE M. WAGGONER accepts the life estate conveyed to her in the Last Will and Testament of her husband ALVIN E. WAGGONER dated May 12, 2009 and waives her right to dissent from the said Will.

LIFE ESTATE: As the life tenant, NELLIE M. WAGGONER, agrees that she will pay all costs and expenses necessary for the upkeep, maintenance, taxes and insurance on the said property.

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

WITNESS my hand on the day and date acknowledged below.

Nellie M. Waggoner
NELLIE M. WAGGONER

ESTATE OF ALVIN E. WAGGONER
Ruby Fleming Executrix
BY: RUBY FLEMING, EXECUTRIX

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY FLEMING, Executrix, and NELLIE M. WAGGONER, widow, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18th day of May, 2013.

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

AFFIANT

Sworn to and subscribed before me this the 18th day of May, 2013.

NOTARY PUBLIC

My Commission Expires on August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

TRACT I:

Beginning at an iron spike in the center of Brick Church Pike, thence N 1 ½ deg W 1023 feet to a stone, thence N. 71 ½ deg. E 702 feet to a stone; thence S. 23 deg.958 feet to an iron spike in the center of Brick Church Pike; thence along said pike 66-3/4 deg. 332 feet to a point in said pike; thence S. 57-1/3 deg. 223 feet to a point in said pike; thence S. 74-1/3 deg. W. 514 feet to the beginning containing by survey 19.97 acres, more or less.

The water rights from a spring situated on the above described tract together with the full rights of ingress and egress are reserved for H. L. Waggoner, and his heirs and assigns.

Being the same property conveyed to ALVIN ELLIS WAGGONER a/k/a ALVIN E. WAGGONER by deed of record in Book 1429, Page182, Register's Office for Davidson County, Tennessee.