BOX 30-B

PREPARED BY: BANKERS TITLE ESCROW CORP. 3312 AVE. NASHVILLE, TN 37203

RETURN TO:

Name and Address of New Owners:

Roy Milner and Susanne Milner
1716A Linden Ave.
Nashville, TN 37212

Send Tax Notices To:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY THE PARTIES

Map 104 16-0 409.00

CO-EXECUTOR'S QUITCLAIM DEED

WHEREAS, RITA E. FRIZZELL, died leaving a will. The Will was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 13P1133. SARAH FRIZZELL and KENNETH L. FRIZZELL were appointed the Co-Executors of the Estate of Rita E. Frizzell. The Seventh Circuit Court of Davidson County, Tennessee, Probate Division approved the sale of the property by Order submitted on September 18, 2013. The undersigned SARAH FRIZZELL AND KENNETH L. FRIZZELL as Co-Executors, have the authority to sign the deed conveying said property pursuant to said order. The undersigned SARAH FRIZZELL and KENNETH L. FRIZZELL by signing this deed, release any rights they have as Co-Executors and to recover this property in the event of a subsequent insolvency of this Estate. By the authority as Co-Executors and for good and valuable consideration, the receipt of which is hereby acknowledged, the said Co-Executors of the Estate of Rita E. Frizzell, quitclaims to Roy Milner and Susanne Milner, husband and wife, their heirs and assigns, all their right, title, claim and interest, in and to that certain parcel of real estate situated in a certain Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot B on the Plan of the Zone Lot Part of Lot 162 of Belmont Heights, as of record in book 421, page 34, as amended in Book 6200, page 288, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rita E. Frizzell by deed of record in Instrument Number 200003200027908, of the Register's Office of Davidson County, Tennessee. Rita E. Frizzell is deceased and by her Last Will and Testament of record in Case No. 13P1133, of the Seventh Circui Court of Davidson County, Tennessee, Probate Division, Sarah Frizzell and Kenneth L. Frizzell were appointed Co-Executors and the decedent bequeathed the entirety of her estate to her parents, Ken Frizzell and Sarah Frizzell.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This property is being sold and purchase "as is" without any warranties or representations as to fitness, use, habitability, merchantability, condition, age, shape, size, quality, quantity, environmental impact conditions or hazards, molds, or subsurface conditions, size, use, function, being expressed or implied by the sellers nor their agents.

WITNESS OUR HANDS, on this the 18th day of October, 2013.

ESTATE OF RITA E. FRIZZELL

By: Sarah Frizzell
Sarah Frizzell, Co-Executor

By: Kenneth L Frizzell
Kenneth L. Frizzell, Co-Executor

BILL GARRETT, Davidson County
Trans:T20130094017 DEEDQC
Recvd: 11/04/13 10:23 2 pgs
Fees:13.00 Taxes:967.55
20131104-0114143

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Sarah Frizzell and Kenneth L. Frizzell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of the maker, or constituent of the maker, and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker.

WITNESS MY HAND, on this the 18th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 12-21-2014

MARK S. MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $261,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 12-21-2014

MARK S. MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY