BOOK 4033 PAGE 202

This Instrument was Prepared by
Bass, Berry & Sims, Attorneys
1200 American Trust Bldg.
Nashville, Tennessee

D E E D

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

Map 72-02 Par. 59 (1-2)
93-09 Par. 118

Robert E. McAdams	Robert E. McAdams
Name	Name
945 Overton Lea Road	1212 Broadway
Street Address	Street Address
Nashville 4, Tenn.	Nashville 4, Tenn. 37203
City Zone State	City Zone State

WHEREAS, Robert G. McAdams died a resident of Davidson County, Tennessee, on or about April 27, 1962, and his Last Will and Testament is of record in Will Book 76, Page 308, County Court Clerk's Office for Davidson County, Tennessee, and Robert E. McAdams (son of Robert G. McAdams) is the Executor and Trustee under the Will of Robert G. McAdams; and

WHEREAS, said Will provided in substance that the residuary estate of Robert G. McAdams be held by the Testamentary Trustee in two trusts (Trust A and Trust B for the benefit of Sue T. McAdams, wife of Robert G. McAdams, for her life who was given a power of appointment by will with respect to the corpus of Trust A) and that upon the death of Sue T. McAdams, the trusts would terminate and the properties in Trust B,

STATE TAX $ 84.00
PROBATE .50
TOTAL $ 84.50

PAID JUL 6 1966
JUL 5 - 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

together with the corpus of Trust A as to which Sue T. McAdams did not exercise the power of appointment given to her, would be distributed to Robert E. McAdams; and

WHEREAS, Sue T. McAdams died on or about December 13, 1965, and her Last Will and Testament has been duly probated in the County Court for Davidson County, Tennessee, and is of record in Will Book 85, Page 94, said office, but Sue T. McAdams did not exercise said power of appintment with respect to the corpus of Trust A created by the Will of Robert G. McAdams, and therefore, the corpus of said trusts now belongs to Robert E. McAdams and should be distributed to him; and

WHEREAS, the hereinafter described two tracts of real estate were owned by Robert G. McAdams at the time of his death and constituted a part of his estate and should be distributed and transferred to Robert E. McAdams pursuant to the terms of said Will.

NOW, THEREFORE, in consideration of the premises and in order to make distribution under said Will of Robert G. McAdams, deceased, of record in Will Book 76, Page 308, County Court Clerk's Office for Davidson County, Tennessee, I, Robert E. McAdams, as Executor and Trustee under said Will, have bargained and sold and by these presents do transfer, assign and convey unto myself (Robert E. McAdams) individually, and my heirs and representatives, the following described tracts or parcels of land in Davidson County, Tennessee, to-wit:

Tract 1:

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Being the easterly 1/3 of Lot No. 39 on the Map of McNairy's West Nashville Plan, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and in Plan Book 1, page 15, of said Chancery Court.

Said part of said lot fronts 50 feet on the northerly side of Broadway, or Broad Street, and runs back between parallel lines, along the easterly margin of 13th Avenue, North, 175 feet to an alley.

Being the same property conveyed to Robert G. McAdams by deed dated April 8, 1959 from James William Parker, Jr. and wife, Myrtis Parker, of record in Book 2884, page 281, Register's Office for Davidson County, Tennessee.

Tract 2:

Being a tract of land known as 3405 Gallatin Road, Nashville, Tennessee, fronting approximately 100 feet on the westerly side of Gallatin Road at the southwest corner of the intersection of Gallatin Road and Maplewood, formerly Masonic Home Road, and extending back from Gallatin Road along the southerly side of Maplewood Road between parallel lines approximately 175 feet. The easterly 125 feet of said property is more particularly described in a deed to Robert G. McAdams dated September 29, 1932, from G. W. Allen and wife, Rebecca R. Allen, of record in Book 913, page 380, with respect to which there is a deed of correction from said Allens to Robert G. McAdams, dated December 22, 1932, of record in Book 921, page 24, said Register's Office, ~~by which~~ correction was made in the description of a pipeline easement and the use of a spur tract; and there is hereby conveyed all rights, easements, etc. conveyed to Robert G. McAdams by said deed and deed of correction from said Allens, which Robert G. McAdams owned at the time of his death. The westerly 50 feet of said property was vested in Robert G. McAdams by decrees of the Chancery Court of Davidson County, Tennessee, of record in Minute Book 57, Page 351, and

Minute Book 58, Page 381, in the Office of the Clerk and Master of said Court, and which decrees are also of record in Book 1975, Page 87, said Register's Office and which describe said 50 feet as follows:

A tract of land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, being part of the Maplewood land, described according to a survey made by E. R. Southage and Sons, Surveyors, May 8, 1946, as follows:

Beginning on the southerly margin of Maplewood, formerly Masonic Home Road, 125 feet west of the westerly margin of the Gallatin Road, said point being the northwest corner of the first tract of land conveyed to Robert G. McAdams by deed from G. W. Allen and wife, of record in Book 913, Page 380, Register's Office for said County; thence with the southerly margin of Maplewood Road westwardly 50 feet; thence southwardly 100 feet; thence eastwardly 50 feet to an iron pin, McAdams' southwest corner; thence with his westerly line northwardly 100 feet to the beginning.

Tract No. 1 is improved property known as 1222 Broadway, Nashville, Tennessee, and Tract No. 2 is improved property known as 3405 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the above-described tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. McAdams, his heirs and assigns, forever.

Tract No. 1 is presently under lease to Hippodrome Oldsmobile, Inc., a Tennessee corporation, and Tract No. 2 is presently under lease to Carroll Johnson, Jr. of Gallatin, Tennessee, Fred L. Ford of Nashville, Tennessee, and Smith E. Appleby of Nashville, Tennessee, and there is also transferred herewith the interest of Grantor in said leases.

WITNESS my hand this 20th day of May, 1966.

Robert E. McAdams

Robert E. McAdams, as Executor and Trustee under the Last Will and Testament of Robert G. McAdams, deceased, of record in Will Book 76, Page 308, County Court Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Wilma Stroud, a Notary Public in and for said County and State, Robert E. McAdams, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 20th day of May, 1966.

Wilma Stroud

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 10-28-68

34533

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 6 1 35 PM '55

NOTED: BOOK 114 PAGE 427
RECORDING FEE $ 3.75
DEP. REG. C

Robert E Mc Adams, Jr
Robert E Mc Adams
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