BOOK 5137 PAGE 68

104-4
221 JW

Send Tax Bill To: Mr. & Mrs. Dave L. Cantrell
417 Commerce St.
Nashville, TENN. 37219

Owners address
Mr & Mrs DAVE L. CANTRELL
500 Plantation Court Apt. T5
Nashville, Tenn 37221

THIS EXECUTRIX'S DEED, Witnesseth: Whereas, Jennie B. Simmons being the owner of the land hereinafter described died in Davidson County, Tennessee, the place of her legal residence on the 22nd day of December, 1976, after having made her last will and testament which appears of probate in the County Court of said County and State in Will Book 119, page 95 wherein the undersigned, named Executrix therein was directed to make sale of the testatrix's property, either publicly or privately, upon such terms as said Executrix considered proper and to execute deeds therefor; and

WHEREAS, said Executrix duly qualified as such in said Court and she therefore properly advertised said realty for sale, at public auction, upon the day, hour and place advertised, when, before a crowd lawful in number, said property was sold to Dave L. Cantrell and wife, Bettye W. Cantrell, they being the highest and last bidder at Twenty-Three Thousand ($23,000.00) Dollars cash.

NOW, THEREFORE, in consideration of the sum of Twenty-three Thousand ($23,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, I, Margaret P. Mayers, Executrix of Jennie B. Simmons, by virtue of the power and authority vested in me by the will aforesaid, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, Dave L. Cantrell and wife, Bettye W. Cantrell, survivor and assigns, a certain tract or parcel of land situate in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 9 on the plan of the subdivision of Lot No. 23 of C. B. Hayes' Large Lots, as of record in Book 281, page 107, Register's Office for said County. Said Lot No. 9 fronts 50 feet on the Westerly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 185 3/4 feet to an alley and being the same conveyed to Jennie B. Simmons by deed from [illegible] of record in Book [illegible], page [illegible] in the Register's Office of Davidson County, Tennessee.

Yost and Baltrop, Attorneys
Springfield, Tennessee

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever. The grantor, Margaret P. Mayers, as Executrix, covenants with the grantees, survivor and assigns: (1) That she is lawfully seized in fee of said premises as Executrix; (2) That she has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That she as Executrix will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION of the premises will be given the grantees immediately.

TAXES for the year 1977 are to be pro rated as of date of deed.

Dated at Springfield, Tennessee, this 18 day of April, 1977.

Margaret P. Mayers Executrix

Margaret P. Mayers, Executrix

APR 18 1 09 PM '77 REGISTER'S OFFICE ROBERTSON CO. TENN.

APR 18 77 CONV 23,000.00
APR 18 77 STATE TAX B* 59.80
APR 18 77 FEDERAL STAMPS B* .50
APR 18 77 DEED B* 4.00 * 64.30

STATE OF TENNESSEE)
COUNTY OF Robertson).

Personally appeared before me, Dorothy B. Ward, a Notary Public in and for said county and state, the within named, Margaret P. Mayers, Executrix of the Estate of Jennie B. Simmons, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 18th day of April, 1977, at Springfield, Robertson County, Tennessee.

Dorothy B. Ward
Notary Public

My commission expires: January 24, 1979.

STATE OF TENNESSEE,)
ROBERTSON COUNTY.)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $23,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 18th day of April, 1977.

R. Cox
~~Notary Public~~ or Register

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RECEIPT REFERENCE