RUSH

017.62

IDENTIFICATION REFERENCE

MAP. GROUP. PARCEL. CRH
104 05 100 21002485

Return To MAY 19 10 09 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SEND TAX BILLS:
Galbreath Blackman
106 Walton Ferry 5-A
Hendersonville, Tn. 37075

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
P.O. BOX 2873
HENDERSONVILLE, TENNESSEE 37077

ADMINISTRATOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GALBREATH BLACKMAN, ADM. OF THE ESTATE OF BEATRICE KISTLER, has this day bargained and sold and by this instrument does transfer and convey unto GALBREATH BLACKMAN, et. ux. CHRISTINE BLACKMAN, their heirs and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee,

SEE ATTACHED EXHIBIT "A"
FOR DESCRIPTION OF PROPERTY

A Certificate of Heirship is recorded simultaneously with this instrument.

A Certificate of Non-Taxable Estate was issued by the State of Tennessee and is Account No. 86-04026 and Certificate No. NT 40099.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to GALBREATH BLACKMAN, et. ux. CHRISTINE BLACKMAN, their heirs, and successors and assigns, forever.

AND, GALBREATH BLACKMAN, ADM. OF THE ESTATE OF BEATRICE KISTLER covenants with GALBREATH BLACKMAN, et. ux. CHRISTINE BLACKMAN that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

GALBREATH BLACKMAN, ADM. OF THE ESTATE OF BEATRICE KISTLER further covenant and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to GALBREATH BLACKMAN, et. ux. CHRISTINE BLACKMAN, their heirs, successors, and assigns against the lawful claims of all persons

whatsoever.

IN WITNESS WHEREOF, GALBREATH BLACKMAN, ADM. OF THE ESTATE OF BEATRICE KISTLER have hereunto set their hand on this the 1ST day of May, 1986.

Galbreath Blackman
Galbreath Blackman, Adm. of
The Estate of
Beatrice Kistler

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named, GALBREATH BLACKMAN, ADM. OF THE ESTATE OF BEATRICE KISTLER, the bargainor with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 1ST day of May, 1986.

My Commission Expires:
12-11-89

Notary Public

The actual consideration or value whichever is greater for this transfer is $0.

Galbreath Blackman
AFFIANT

Sworn to and subscribed before me, this 1ST day of May, 1986.

My Commission Expires:
12-11-89

Notary Public

EXHIBIT TO A DEED FROM
GALBREATH BLACKMAN, ADM. OF THE ESTATE OF BEATRICE KISTLER

LAND in Davidson County, Tennessee, and

Being lot no. 11, on map of Hardison and Young's lots in West End Park, being a subdivision of lots 41 to 48 inclusive on the original plan of West End Park as of record in Book no. 421, Page no. 190, of the Register's Office for Davidson County, Tenn. said lot no. 11 fronts fifty feet on the northerly side of a 50 foot strip of ground lying between Murphy Road and said plan of lots, and runs back between parallel lines 150 feet to an alley, and being a part of the same property conveyed to me by my husband, B. T. Young, by deed which is of record in Book no. 583, Page No. 401, R.O.D.C. Tenn.

It is understood and agreed that the said Susie A. Blackman, her heirs and assigns shall have the right to connect with the adjacent water main for the purpose of using city water without any further consideration. Villa Ricca Young agrees to pay 1922 taxes. And Susie A. Blackman in consideration of the conveyance herein, covenants with the said Villa Ricca Young and husband, B. T. Young and binds herself, her heirs and assigns not to erect, or allow erected, on the lot herein conveyed, any dwelling house costing less than three thousand dollars.

We, Villa Ricca Young and husband, B. T. Young, covenants with the said Susie A. Blackman that the 50 foot strip of ground lying between the property herein conveyed and the Murphy Road shall be used to beautify the grounds along the same and is dedicated for that purpose, and same shall not be used for private purposes or to obstruct in any way the view of the street or the use of the same.

BEING the same property conveyed to Susie A. Blackman by deed of record from Villa Ricca Young, and husband, B. T. Young, the same being of record in Book 602 at Page 106, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Beatrice Kistler by a will which was probated and is of record in Will Book 92 at Page 303, in Davidson County, Tennessee.