Map 164
Parcel 16

This instrument prepared by:
Charles W. McKinney
Two East Main Street
Gordonsville, TN 38563
615/683-8278

EXECUTOR'S DEED

BOOK 9827 PG 255

Whereas TENNIE LOVE NIXON, a resident of Smith County, Tennessee, died February 20, 1994, leaving a Last Will and Testament dated April 6, 1985, and said Last Will and Testament was admitted to probate on March 14, 1994, in the Probate Court for Smith County, Tennessee with Docket No. P-586. Said Will is recorded in Will Book L, pages 411-415, Clerk and Master's Office for Smith County. Said Will named RONNIE LEE NIXON as the Executor thereof. Said RONNIE LEE NIXON duly qualified as Executor of said Will and was issued Letters Testamentary on March 19, 1994 by the Probate Court of Smith County, Tennessee.

By the terms of said Will the said TENNIE LOVE NIXON did devise certain real estate, hereinafter described, to RONNIE LEE NIXON.

Therefore, in consideration of the premises and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, RONNIE LEE NIXON , as Executor of the said Will of TENNIE LOVE NIXON, do hereby Quitclaim unto RONNIE LEE NIXON individually, his heirs and assigns forever, all right, title and interest in and to the following described tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of Mt. View Road, said point being the southwest corner of a 26 acre tract conveyed to C. K. Murdock, by deed as of record in book 2134, page 439, Register's Office for said County; thence north 45 degrees 30 minutes east 173.95 feet along the center line of Mt. View Road to a spike; thence south 51 degrees 6 minutes east 467.45 feet to an iron pin; thence north 84 degrees 44 minutes west 305.1 feet to an iron pin at the base of triple hackberry trees; thence north 51 degrees 50 minutes west along the southwesterly line of the said 26 acre tract 234 feet to a spike in the center of Mt. View Road, the same being the point of beginning and containing 1.4 acres, more or less.

This conveyance is made subject to an easement for a power line of record in Deed Book 1224, page 257 Register's Office of Davidson County, Tennessee.

Being the same real property as conveyed to George A. Nixon and wife Tennie Love Nixon by deed from R. L Gunter, et.ux., said deed dated June 4, 1959, and recorded in Deed Book 2909, page 459, Register's Office of Davidson County, Tennessee.

Tennie Love Nixon became the owner in fee simple at the death of her husband George A. Nixon February 22, 1993, as a tenant by the entirety.

Possession to be given with deed.
1995 property taxes are to be paid by Grantee.

WITNESS MY HAND this the 8th day of July, 1995.

Ronnie Lee Nixon

RONNIE LEE NIXON
Executor of the Last Will and Testament of
Tennie Love Nixon

ACKNOWLEDGEMENT

STATE OF TENNESSEE

BOOK 9827 PG 256

COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, RONNIE LEE NIXON, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

This the 8th day of July 1995

NOTARY PUBLIC

CHARLES W. McKINNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3/12/96

Name and address for Tax Notice
(New Owner)

Ronnie Nixon
1835 Shellbrook Drive
Huntsville, AL 35806
mail

6451 10/13 0101 03CHECK 8.00

011891
IDENTIF. ↑ REFERENCE

95 OCT 13 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.