0255291

IDENTIFICATION REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A. (TTP)
Suite 2800
SunTrust Financial Center
424 Church Street
Nashville, Tennessee 37219

96 DEC 12 PM 3:04

REGISTER
DAVIDSON COUNTY, TN.

EXECUTORS' DEED

BOOK 10288 PG 874

Address of New Owner:	**Send Tax Bills to:**	**Map/Parcel No.**
F & J Enterprises **P.O. BOX 680074** **FRANKLIN, TN 37068**	**same**	**72-10-254** 5077 12/12 0101 03CHECK 105.50

WHEREAS, Jordan Stokes, III died on August 5, 1996 seized and possessed of fee simple title in and to the hereinafter described property; and

WHEREAS, the said Jordan Stokes, III left a Last Will and Testament which was duly admitted to Probate in Davidson County, Tennessee; and

WHEREAS, the hereinafter named Grantors are the duly qualified and acting Co-Executors of the Estate of Jordan Stokes, III; and

WHEREAS, upon application to the Probate Court for Davidson County, Tennessee by the undersigned Grantors, the Probate Court has authorized the undersigned to execute this Conveyance as being in the best interest of the Estate by Order appearing in Probate Minute Book 412, page 665; and

WHEREAS, the hereinafter named Grantors desire to execute and deliver to F & J Enterprises this deed as a muniment of title to the hereinafter described property;

NOW, THEREFORE, Ogden Stokes and McNeill Stokes, Co-Executors of the Estate of Jordan Stokes, III (hereinafter "Grantors"), by virtue of the power and authority given in the Last Will and Testament of Jordan Stokes, III, and in consideration of the testamentary devise made by such will, do hereby transfer and convey to F & J Enterprises (hereinafter, "Grantee"), her heirs and assigns forever, that certain tract or parcel of land situate, lying and being located in Davidson County, Tennessee, and specifically described as follows, to wit:

A small tract of land located in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made July 25, 1951, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the west margin of Scott Avenue 150 feet north of the north margin of Otay Avenue; thence westerly and parallel to the north margin of Otay Avenue 188 feet to the east margin of a proposed 12 foot alley; thence with the margin of same northerly 50 feet to a point; thence easterly 188 feet to the westerly margin of Scott Avenue; thence with the margin of the same southerly 50 feet to the beginning.

INCLUDED but expressly EXCLUDED from herein above described property is a strip of land across the rear for a proposed alley approximately 12 feet in width; but Grantor herein transfers to Grantee all right title and interest, if any, in and to this proposed alley.

BEING THE SAME property conveyed to Mabel Ogden Stokes by instrument of record appearing in Book 4793, page 1, Register's Office for Davidson County, the said Mabel Ogden Stokes having since died leaving the property herein described to her surviving husband, Jordan Stokes, III.

THIS conveyance is made subject to taxes, restrictions easements and other matters of record.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, her heirs and assigns, in fee simple forever, to whom Grantors warrant the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have duly executed this Executors' Deed this 11th day of December, 1996.

GRANTORS:

OGDEN STOKES
Co-Executor of the Estate of Jordan Stokes, III

McNEILL STOKES
Co-Executor of the Estate of Jordan Stokes, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said State and County aforesaid, the within named bargainor, Ogden Stokes, Co-Executor of the Estate of Jordan Stokes, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the duly qualified and acting Co-Executor of the Estate of Jordan Stokes, III, and as such Co-Executor is authorized to execute the within instrument on behalf of the Estate of Jordan Stokes, III

WITNESS my hand and official seal at Nashville this 11th day of December, 1996.

Notary Public

My Commission Expires: 3/25/00

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, the undersigned Notary Public in and for said State and County aforesaid, the within named bargainor, McNeill Stokes, Co-Executor of the Estate of Jordan Stokes, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the duly qualified and acting Co-Executor of the Estate of Jordan Stokes, III, and as such Co-Executor is authorized to execute the within instrument on behalf of the Estate of Jordan Stokes, III

WITNESS my hand and official seal at office this 9th day of December, 1996.

Notary Public

Notary Public, Clayton County, Georgia
My Commission Expires January 10, 2000

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

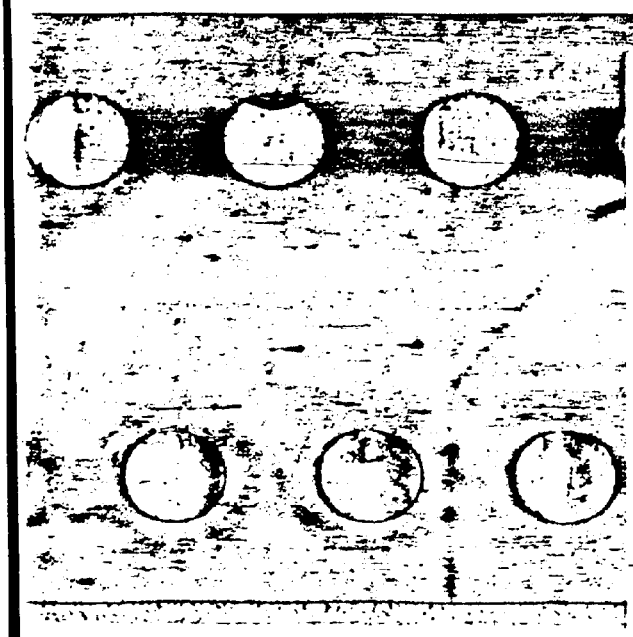
The actual consideration for this transfer or the fair market value of the property herein conveyed (whichever is greater) is $25,000.00.

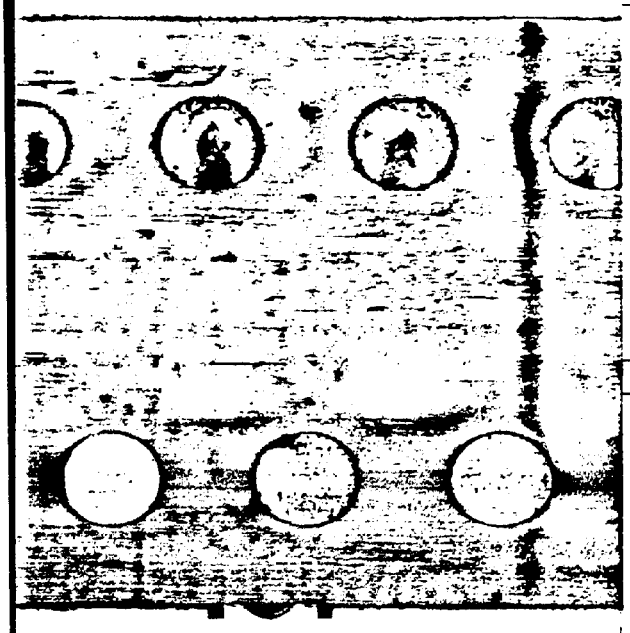
AFFIANT

Sworn to and subscribed before me this 11th day of December, 1996.

Notary Public

My Commission Expires: 3/25/00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10288 PG 877

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 25000.00
				CON TX 92.50
				PRFEE 1.00
				TDEED 12.00
				ERR CO
				TDEED 12.00-
				WDEED 12.00
				TOTAL 105.50
				CHECK 105.50
12/12/96	01		15:04	0001 5077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255291
IDENTIF. ↑ REFERENCE

96 DEC 12 PM 3:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1097700