RBL Box 38

BOOK 10568 PG 352

This Instrument Prepared By:

Robert B. Littleton
Trabue, Sturdivant & DeWitt
511 Union Street, 25th Floor
Nashville, TN 37219
(615) 244-9270

CO-EXECUTOR'S DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Janet Jones Baird	New Owner	09D-76067
856 Tyne Boulevard		142-09-0-D
Nashville, TN 37220		#065

WHEREAS, Mary D. Townes, an unmarried resident of Nashville, Davidson County, Tennessee, died on March 17, 1996 owning certain real estate described below; and

WHEREAS, Janet Jones Baird and Robert B. Littleton were appointed Co-Executors of the Estate of Mary Dougherty Townes, deceased, by the Probate Court of Davidson County, Tennessee; and

WHEREAS, the Co-Executors are desirous of distributing the Estate's interest in the real estate described below, in accordance with the Last Will and Testament of Mary Dougherty Townes, as admitted to probate in Davidson County, Tennessee, to the person entitled to receive it.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janet Jones Baird and Robert B. Littleton, Co-Executors of the Estate of Mary Dougherty Townes, deceased, (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey to Janet Jones Baird, (the "Grantee") land in Davidson County, Tennessee, described as follows, to wit:

> Unit No. 1073, together with the Carport designated No. 1073-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> This being the same property conveyed to Mary D. Townes, unmarried, by Warranty Deed dated October 1, 1984, of record in Book 6394, Pages 40 - 41, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such matters affecting it as may appear of record.

This is improved property located at 1073 General George Patton Road, Nashville, TN 37221.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of August, 1997.

THE ESTATE OF MARY DOUGHERTY TOWNES

By: Janet Jones Baird
JANET JONES BAIRD

By: Robert B. Littleton
ROBERT B. LITTLETON
CO-EXECUTORS

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and of the said County and State aforesaid, personally appeared Janet Jones Baird and Robert B. Littleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Executors of the Estate of Mary Dougherty Townes, the within named bargainor, a decedent's estate, and that they, as such Co-Executors, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by themselves as Co-Executors.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1997.

Kristine M. Dawson
Notary Public

My Commission Expires: 7/25/98

AFFIDAVIT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is good and valuable consideration, but no monetary consideration.

Janet Jones Baird
Affiant

Sworn to and subscribed before me this the 13th day of August, 1997.

Kristine M. Dawson
Notary Public

My Commission Expires: 7/25/98

6619 08/13 0101 03CHECK 8.00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
97 AUG 13 PM 4:06
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IDENTIF. & REFERENCE
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