BOOK 11037 PAGE 389

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

Address New Owner And Send Tax Bills To:

James Wood Ellis, Sr.
5144 North Stanford Drive
Nashville, Tennessee 37215

Map and Parcel Number:

Map 131-13, Parcel 30

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **James Wood Ellis, Sr., executor of the estate of Martha Grissim Ellis, deceased,** for and in consideration of the sum of Ten and No/100's Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with a distribution from the estate of Martha Grissim Ellis, deceased, the decedent's last will and testament having been duly admitted to probate before the Probate Court of Davidson County, Tennessee, and recorded in Will Book 207, Page 671, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **James Wood Ellis, Sr.,** individually, his heirs, successors and assigns, all of the executor's right, title and interest in and to a one-half undivided interest in those certain tracts or parcels of land situated in Davidson County, Tennessee, which are described in Exhibit A attached hereto and incorporated herein by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the grantor has executed this executor's deed on this 1st day of July, 1998.

James Wood Ellis Sr.

James Wood Ellis, Sr., Executor Of The Estate Of Martha Grissim Ellis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons,** the undersigned, a Notary Public in and for said State and County, the within named **James Wood Ellis, Sr., executor of the estate of Martha Grissim Ellis, deceased,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as executor, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 1st day of July, 1998.

David Bate Parsons

Notary Public At Large

My Commission Expires: August 15, 1998

FICK-UP

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REGISTER
DAVIDSON COUNTY, TN.

0467461
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

James Wood Ellis Sr.
Affiant

Subscribed and sworn to before me this 1st day of July, 1998.

Notary Public At Large

My Commission Expires: August 15, 1998

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Exhibit A

Property Description

Two tracts or parcels of land situated and lying in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Tract Or Parcel One

Being Lot No. 6 on Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Stanford Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northeastwardly 619.5 feet; thence southwardly 100 feet; thence eastwardly 330 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, southwestwardly 848 feet to the northeasterly margin of Stanford Drive; thence with said Drive, northwestwardly 200 feet to the beginning.

This conveyance is specifically made subject to restrictive covenants contained in an instrument executed by R. D. Stanford, *et al.*, dated March 4, 1937, filed March 4, 1937, and recorded in Book 1027, Page 78, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from N.B. Morris and wife, Dorothy B. Morris, of record in Book 1855, Page 135, Register's Office for Davidson County, Tennessee. James W. Ellis and wife, Martha Ellis, subsequently severed their tenancy by the entirety in this property by deed of record in Book 10087, Page 779. Thereafter, Martha G. Ellis died on July 4, 1996, owning a one-half undivided interest in this property; her last will and testament, under the name of Martha Grissim Ellis, was admitted to probate by the Probate Court of Davidson County, Tennessee; and it is of record in Will Book 207, Page 671. Under the last will and testament of Martha Grissim Ellis her

one-half undivided interest in this property passed to the personal representative of her estate.

Martha G. Ellis and Martha Grissim Ellis are one and the same person; and James W. Ellis and James Wood Ellis, Sr., are one and the same person.

Excepted From Tract Or Parcel One

Included in the foregoing description of *Tract Or Parcel One*, but excluded from the present conveyance, is the following described tract or parcel of land that James W. Ellis and wife, Martha G. Ellis, previously conveyed to Stephen C. Asbury and wife, Barbara Asbury, by deed of record in Book 5582, Page 7, Register's Office for Davidson County, Tennessee.

Being land lying in the 1st Civil District of Davidson County, Tennessee, described according to a survey of T & H Land Surveyors, prepared for David Kline, entitled Revised Resubdivision Lot 7 and a portion of Lot 6, Westwood Subdivision, dated March 5, 1980, and being more particularly described as follows:

Beginning at a point in the westerly margin of Lot 255, Section Two, Tynewood Estates, of record in Book 2900, Pages 89 and 90, Register's Office for Davidson County, Tennessee, said point also being the northeasterly corner of the property conveyed to Stephen C. Asbury and wife, Barbara E. Asbury, by deed from Helen L. Riddle and husband, William S. Riddle, of record in Book 5103, Page 739, re-recorded in Book 5577, Page 939, said Register's Office; thence from said point of beginning continuing S 88° 28' W 50.0 feet to a point; thence S 4° 25' 45" E 24.48 feet to a point located on the boundary line of Lots 6 and 7 of Westwood Subdivision of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee; thence along the boundary line of said Lots 6 and 7, N 61° 50' E 54.55 feet to the point of beginning.

Being part of the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from N.B. Morris and wife,

Dorothy B. Morris, of record in Book 1855, Page 135, Register's Office for Davidson County, Tennessee.

Tract Or Parcel Two

Being land lying in the 1st Civil District of Davidson County, Tennessee, described according to a survey of T & H Land Surveyors, prepared for David Kline, entitled Revised Resubdivision Lot 7 and a portion of Lot 6, Westwood Subdivision, dated March 5, 1980, and being more particularly described as follows:

From an iron pin in the easterly margin of North Stanford Drive, said iron pin being located at the point of intersection of said roadway and the common corners of Lots 6 and 7 of Westwood Subdivision of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee; thence N 61° 50' E, for a distance of 492.84 feet, along the boundary line of said Lots 6 and 7 to a point, being the point of beginning for the hereindescribed tract; from said point of beginning continuing N 61° 50' E for a distance of 300.11 feet to a point; thence S 4° 25' 45" E for a distance of 4.45 feet to a point; thence S 62° 36' 56" W for a distance of 298.35 feet to the point of beginning.

Being the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from Stephen C. Asbury and wife, Barbara Asbury, of record in Book 5582, Page 4, Register's Office for Davidson County, Tennessee. James W. Ellis and wife, Martha Ellis, subsequently severed their tenancy by the entirety in this property by deed of record in Book 10087, Page 779. Thereafter, Martha G. Ellis died on July 4, 1996, owning a one-half undivided interest in this property; her last will and testament, under the name of Martha Grissim Ellis, was admitted to probate by the Probate Court of Davidson County, Tennessee; and it is of record in Will Book 207, Page 671. Under the last will and testament of Martha Grissim Ellis her one-half undivided interest in this property passed to the personal representative of her estate.

Martha G. Ellis and Martha Grissim Ellis are one and the same person; and James W. Ellis and James Wood Ellis, Sr., are one and the same person.

Combined *Tract Or Parcel One* and *Tract Or Parcel Two* is improved property known as 5144 North Stanford Drive, Nashville, Tennessee 37215.

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