Return to Box #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (RDB)
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

Instr:200007190071277 Page: 1 OF 3
REC'D FOR REC 07/19/2000 11:24:49AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

FROM: Erbia M. Kimbro, Executrix of the Estate of Henry A. Kimbro, Deceased ("GRANTOR")

TO: Erbia M. Kimbro ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Erbia M. Kimbro 312 Joyner Avenue Nashville, TN 37210	SAME	92-8-63

EXECUTRIX DEED

Henry A. Kimbro died on July 11, 1999, leaving a Last Will and Testament dated June 25, 1968. The Will was admitted to probate on October 27, 1999 in the Probate Court of Davidson County, Tennessee under Docket Number 99-P 1713. The Will named Erbia M. Kimbro as Executrix, and the Executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being account number 440278406. The Executrix by signing this Deed transfers any and all interest of the decedent's estate in the property to Erbia M. Kimbro as the sole beneficiary under Decedent's Will.

Therefore, in accordance with the provisions of the Will of Henry A. Kimbro, Erbia M. Kimbro, Executrix, does hereby transfer and assign to Erbia M. Kimbro all right, title and interest of the said decedent's estate in and to the below described property:

> Land in Davidson County, Tennessee, being parts of Lot Nos. 140 and 141, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jo Johnston Avenue, formerly Line Street, or Watkins Avenue, the corner between Lot Nos. 141 and 142 on said Plan; thence with the line between said Lot Nos. 141 and 142 northerly 177 feet to the southerly margin of an alley; thence with said alley westerly 68 2/3 feet; thence parallel with the first line southerly 77 feet; thence parallel with said Avenue easterly 33 1/3 feet; thence parallel with the first line southerly 100 feet to the northerly margin of said Avenue; thence with said margin easterly 33 1/3 feet to the beginning.

Being the same property conveyed to Henry A. Kimbro and wife, Erbia C. Kimbro (being one and the same person as Erbia M. Kimbro), by deed from Posey Rose Scott, of record in Book 4865, page 791, Register's Office for Davidson County, Tennessee. The said Henry A. Kimbro having died on July 11, 1999, leaving a Last Will and Testament, duly recorded in Book 231, Page 147, in the Probate Court Clerk's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on the property.

This is improved property known as 312 Joyner Avenue, Nashville, Tennessee 37210

AND NOW, GRANTOR in her capacity of Executrix only, does hereby quitclaim unto GRANTEE, her heirs and assigns, all interest of the decedent's estate in the property described above and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

WITNESS my hand this 13th day of July, 2000.

ESTATE OF HENRY A. KIMBRO

BY: Erbia M. Kimbro
Erbia M. Kimbro, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Veressa Johns, a Notary Public in and for said County and State, the said Erbia M. Kimbro, Executrix of the Estate of Henry A. Kimbro, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument in her capacity as Executrix for the purposes therein contained, being authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of July, 2000.

Veressa Johns
NOTARY PUBLIC

My Commission Expires: 1-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Erbia M. Kimbro
AFFIANT

Subscribed and sworn to before me this 13th day of July, 2000.

Veressa Johns
NOTARY PUBLIC

My Commission Expires: 1-27-2001