Davidson County DEEDWARR
Recvd: 09/06/00 15:18 3pgs
Fees:14.00 Taxes:0.00
20000906-0088268

EXECUTOR'S DEED

Name and Address of New Owner: **Sara Graves**
3506 Murphy Road
Nashville, TN 37209

Tax Notice to: Same

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This conveyance is exempt from the Recordation Tax on transfers of realty pursuant to the provisions of Tennessee Code Annotated §67-4-409 (3)(D).

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Tract No. 1: Map and Parcel 104-05-0

Tract No. 2: Map and Parcel 119-07-0

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THIS DEED OF CONVEYANCE made this 29th day of August 2000, by **JAMES L. BASS**, duly appointed, qualified, and acting Executor of the Will of **LOUISE TODD HOWARD**.

WITNESSETH:

WHEREAS, the Seventh Circuit Court for Davidson County, Tennessee, on the 21st of March, 2000, entered an Order authorizing the admission to Probate the Will of **LOUISE TODD HOWARD**, which Order appears of record in Will Book 234, Page 69, Probate Court Clerk's Office for Davidson County, Tennessee, and

WHEREAS the said **JAMES L. BASS**, was appointed Executor of the Will, and

WHEREAS, all real property owned by the said **LOUISE TODD HOWARD**, was devised to **SARA GRAVES**.

NOW, THEREFORE, pursuant to said expressed authority granted in the applicable statutes, the said **JAMES L. BASS,** Executor of the Will of **LOUISE TODD HOWARD**, exercising the power vested in him under the statutes and to effectuate the specific provision of the decedent's will, as Executor, for and in consideration of the sum of TEN *AND NO/100 ($10.00) DOLLARS*, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has bargained and sold and by these

presents does hereby transfer and convey unto **SARA GRAVES,** her heirs and assigns, two certain tracts or parcels of land located and situated in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:

BEING Lot No. 242, and the easterly 9.1 feet of Lot No. 241 in Division B on the Plat of the Richland Realty Company's Subdivision, of record in Book 332, Page 92, Register's Office for said County.

Said Lot No. 242 and part of Lot No. 241 adjoin and front together 59.1 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

BEING the same property conveyed to Jack C. Howard and wife, Mary Louise Howard, by deed from William S. Klein and wife, Regina Klein, of record in Book 2279, Page 109, Register's Office for Davidson County, Tennessee. Jack C. Howard died November 3, 1978 and Lousie Todd Howard became vested as fee simple as the surviving tenant by the entirety. Mary Louise Howard and Louise Todd Howard are the same person.

This is improved property located at 3626 Central Avenue, Nashville, Tennessee.

TRACT NO. 2:

BEING the southwesterly triangular part of Lot No. 81 on the Map of Laurel Acres Subdivision, Section II, as of record in Book 2133, Page 122, Register's Office for Davidson County, and described as follows:

BEGINNING at a point in the northerly margin of Glenrose Avenue, at the corner of Lots Nos. 81 and 82; thence with the line between said lots, northerly 79.8 feet to a point in the line of the property conveyed to the State of Tennessee, by deed of record in Book 3286, Page 561; thence along the line of said State property, South 19 degrees 40 minutes East 113 feet to a point in the northerly margin of Glenrose Avenue; thence with the margin of said Glenrose Avenue, westerly 80 feet to the point of **BEGINNING.**

BEING the property vested in Jack C. Howard and wife, Mary Louise Howard by deed from Warner Eugene Sharpe and wife, Faye B. Sharpe, of record in Deed Book 3806, Page 174, Register's Office for Davidson County, Tennessee. Jack C. Howard died November 3, 1978 and Lousie Todd Howard became vested as fee simple as the surviving tenant by the entirety. Mary Louise Howard and Louise Todd Howard are the same person.

This is unimproved property located at 2606 Glenrose Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said **SARA GRAVES,** her heirs and assigns, forever. I covenant that I am seized and possessed with said land as above stated, have a good and lawful right to sell and convey it under the terms of the Will of **LOUISE TODD HOWARD** and the applicable statutes, and the same is unencumbered.

I FURTHER COVENANT and bind myself, my successors and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **SARA GRAVES,** her heirs and assigns, against the lawful claims of all persons whomsoever, as Executor of the Will of **LOUISE TODD HOWARD**, but not further or otherwise.

IN WITNESS WHEREOF, have hereunto set my hand on the day and date first above written.

James L Bass

JAMES L. BASS
EXECUTOR OF THE WILL OF
LOUISE TODD HOWARD

ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, the within named bargainor, **JAMES L. BASS**, *Executor of the Will of* ***LOUISE TODD HOWARD***, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the Executor of the Will of **LOUISE TODD HOWARD**.

WITNESS MY HAND and Official Seal at Offices, Smith County, Tennessee, this the 29th day of August, 2000.

Tiffany L. Angel

NOTARY PUBLIC

TIFFANY L. ANGEL NOTARY PUBLIC SMITH COUNTY, TENNESSEE

My Commission Expires: 7-15-02