Davidson County DEEDWARR
Recvd: 11/26/01 15:36 4pgs
Fees:23.00 Taxes:1128.50
20011126-0128628

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (JAG)
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

FROM: **Richard D. Fletcher, Executor of the Estate of Marguerite W. Smith Deceased** **("GRANTOR")**

TO: **Mary Frances Patterson** **("GRANTEE")**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Mary Frances Patterson 4402 Estes Road Nashville, TN 37215	SAME	13008012100

EXECUTOR DEED

Marguerite W. Smith died on August 9, 2001, leaving a Last Will and Testament dated October 2, 2000. The Will was admitted to probate on August 24, 2001 in the Probate Court of Davidson County, Tennessee under Docket Number 01P-1378. The Will named Richard D. Fletcher as Executor. The Executor is duly qualified. All debts of the decedent have been paid or adequate arrangements made therefor. The Executor by signing this Deed transfers his interest in the property to the beneficiary.

Therefore, in accordance with the provisions of the Will of Marguerite W. Smith, Richard D. Fletcher, Executor, does hereby transfer and assign to Mary Frances Patterson, all his right, title and interest in and to the tract or parcel of land described on **Exhibit "A"** hereto.

This is improved property known as 4402 and 4404 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said GRANTEE, her heirs, successors, and assigns in fee simple forever, subject to the matters set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof;

The said GRANTOR does hereby covenant with the said GRANTEE that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

WITNESS my hand this 26th day of November, 2001.

ESTATE OF MARGUERITE W. SMITH

BY: _____
Richard D. Fletcher, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the said Richard D. Fletcher, Executor of the Estate of Marguerite W. Smith, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument in his capacity as Executor for the purposes therein contained, being authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of Nov., 2001.

NOTARY PUBLIC

My Commission Expires: 11-17-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00

AFFIANT

Subscribed and sworn to before me this 26th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 11-17-02

EXHIBIT 'A"

Property Description

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Westhaven, as shown on plat of record in Plat Book 1130, page 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Marguerite W. Smith by Deed of record in Book 4415, page 299. The said Marguerite Woolwine Smith (being one and the same person as Marguerite W. Smith) having died on August 9, 2001, and upon her death title was vested in Richard D. Fletcher, Executor, by the Last Will and Testament of Marguerite Woolwine Smith, admitted to probate, Docket #01P-1378, in the Probate Court for Davidson County, Tennessee.

EXHIBIT "B"

Exceptions

1. Taxes for the year 2001, a lien, which are not yet due and payable.

2. All matters shown on Plat recorded in Book 1130, page 7.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County as set forth instrument recorded in Book 4319, page 957.