This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
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Tel: (615) 256-2694
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Davidson County DEEDWARR
Recvd: 11/26/03 15:57 3pgs
Fees:17.00 Taxes:0.00
20031126-0172142

Address New Owner(s) as follows: **Martha Sue Chanley and John Chanley, 230 South 423rd Road, East Prarie MO 63845**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Field Book No. **14 D 21910**, Map No. **022-00-0**, Parcel No. **023.00.**

EXECUTRIX'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, for and in consideration of the sum of **TEN ($10.00) DOLLARS** cash in hand paid and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of the within described real property to the undersigned under the Last Will and Testament of **JAMES LESTER REED**, now deceased, the undersigned, **MARTHA SUE CHANLEY**, Executrix under the Last Will and Testament of **JAMES LESTER REED**, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **MARTHA SUE CHANLEY and husband, JOHN CHANLEY**, tenants by the entireties, their heirs and assigns, hereinafter referred to as Grantees, that certain tract or parcel of land in **Davidson County, Tennessee**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property located at and known as **3576 Old Clarksville Pike, Joelton, Davidson County, Tennessee 37080**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **MARTHA SUE CHANLEY and husband, JOHN CHANLEY**, tenants by the entireties, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, as aforesaid, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has duly executed this Executrix Deed on the 19th day of November 2003.

Martha Sue Chanley

MARTHA SUE CHANLEY, Executrix under the Last Will and Testament of **JAMES LESTER REED**, deceased

STATE OF ~~TENNESSEE~~ MISSOURI

COUNTY OF ~~DAVIDSON~~ MISSISSIPPI

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **MARTHA SUE CHANLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix under the Last Will and Testament of **JAMES LESTER REED**, deceased, the within named Grantor, and that she as such Executrix contained, by signing her name as Executrix.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Charleston, Missouri, this 19th day of November 2003.

Susan White Notary Public

Susan White, Commissioned in Mississippi County, MO.

My Commission expires: 1/15/2005

STATE OF ~~TENNESSEE~~ MISSOURI

COUNTY OF ~~DAVIDSON~~ MISSISSIPPI

The actual consideration or value, whichever is greater, for this transfer, is $**95,500.00**.

Martha Sue Chanley Affiant

MARTHA SUE CHANLEY

Subscribed and sworn to before me this 19th day of November 2003.

Susan White Notary Public

Susan White, Commissioned in Mississippi County, MO.

My commission expires 1/15/2005

EXHIBIT A

3576 Old Clarksville Pike,
Joelton, Davidson County, Tennessee 37080.
Field Book No. **14 D 2190**
Map No. **022-00-0**
Parcel No. **023.00**

Land in the 14th, formerly 24th, Civil District of **Davidson** County, Tennessee, described according to a survey by Solon E. Davis, Engineer, July 20, 1956, as follows:

BEGINNING at a point in the northerly margin of Old Clarksville Pike at the southeast corner of the property conveyed to John Russell Short and wife, by deed from J. L. Burton and wife, of record in Book 2861, page 77, Register's Office for said County; thence with said Short's easterly line, north 15 degrees 45' 30" East 403.02 feet to said Short's northeast corner; thence South 74 degrees 30' East 102 feet to the northwest corner of the property conveyed to Mrs. Annie Mae Robinson, et al, by deed from J. L. Burton and wife, of record in Book 2693, page 291, said Register's Office; thence with said Robinson's westerly line, South 01 degree 40" West 402.58 feet to the northerly margin of said Pike; thence with the northerly margin of said Pike, westerly 49.1 feet to a point; thence with the same, North 74 degrees 50' West, 50.9 feet to the beginning, containing 0.93 acres, more or less.

Being the same property conveyed to James L. Reed by deed of record in Book **10921**, page **874**, Register's Office for **Davidson** County, Tennessee.

This description has been taken from that Warranty Deed.

The said James L. Reed died 20 November 2001, at the age of eighty five (85) years with his usual residence in Davidson County, Tennessee, leaving a Last Will and Testament which was admitted to probate on 05 April 2002, as shown in Volume No. **3715/685194**, Seventh Circuit Court (Probate Division), Davidson County, Tennessee.

This Executrix's Deed implements a Testamentary devise which is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D)***.

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
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