THIS TRANSFER IS EXEMPT FROM
RECORDING TAX PURSUANT TO
T.C.A § 67-4-409(a)(3)
(RTC)

Record and Return Mail To:
This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC

Attorneys at Law
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

Davidson County DEEDDIV
Recvd: 12/04/03 09:51 2pgs
Fees:12.00 Taxes:0.00

20031204-0174346

DEED OF EXECUTOR

Address of New Owner:
Mary Lou Colgate, Executrix
1128 Ardee Avenue
Nashville, TN 37216

Send Tax Bills To:
Same

Map and Parcel
104-09-0
084.00

WITNESSETH

I, **Mary Lou Colgate, Executrix of the Last Will and Testament of Beulah E. Looney**, hereinafter called the "Grantor" by these presents do hereby transfer and convey unto **Mary Lou Colgate,** "Grantee" all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. No. 151 and the westerly 35 feet of Lot No. 149 of Block 6 on the Plan of Richland Realty Company's Division "A", as of record in Book 161, page 151, Register's Office for said County. Said plan showing said property divided into Blocks, but not showing the Subdivision of Blocks into Small Lots.

According to a survey made by W. B. Southgate, Surveyor, April 12, 1906, said Lot No. 151 and part of Lot. No. 149 front together 100 feet on the northerly side of Richland Avenue and run back between parallel lines, with the easterly margin of Craighead Avenue, 192.5 feet to an alley.

Being the same property conveyed to **N. F. Looney and wife, Beulah E. Looney** by Installment Deed from **Herbert N. Jordan, Trustee,** dated March 11, 1944, of record in Deed Book 1279, page 346, Register's Office, Davidson County, Tennessee.

N. F. Looney died on May 26, 1980.

The street address of this property is 3632 Richland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantee, its heirs and assigns forever;

AND the said Mary Lou Colgate, in her capacity as Executrix under the Last Will and Testament of Beulah E. Looney, deceased, recorded in Will Book Volume 5495/1252244, Davidson County Probate Court Case No. 03P1417, does hereby covenant with the Grantee that as such Executrix (and not individually) she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

AND as such Executrix, (and not individually) she does further covenant and bind herself to warrant and forever defend the title to the said real property to the said Grantee, and its heirs and assigns, against the lawful claims of all persons claiming by or through said Executrix.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of October, 2003.

Mary Lou Colgate

Mary Lou Colgate, Executrix

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mary Lou Colgate, Executrix of the Last Will and Testament of Beulah E. Looney**, deceased, with whom I am personally acquainted and who acknowledged that as such Executrix, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 14 day of October, 2003.

BARBARA D. PHILLIPS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Barbara D. Phillips
Notary Public

My Commission Expires:
4-7-07