Davidson County DEEDWARR
Recvd: 01/14/04 09:19 3pgs
Fees:17.00 Taxes:0.00
20040114-0005629

Prepared by:
Susan B. Evans, Attorney at Law
5020 Hammersmith Ct.
Nashville, TN 37211

Name and address of owner:
Michael S. Pyburn
4811 Alvin Sperry Rd.
Mt. Juliet, TN 37122

Send tax bills to:
SAME AS OWNER

Map/Parcel:
Map 110
Parcel 80.02

EXECUTOR'S DEED

I.

Recitals

1. Etta Mae Pyburn (decedent) died testate on March 14, 2003, while a resident of Davidson County, Tennessee.

2. The undersigned is the Executor of the Estate of Etta Mae Pyburn, having been duly appointed on April 9, 2003. The Last Will and Testament of Decedent is recorded as Instrument No. 5198/1084920, Office of the Clerk of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

3. The hereinafter described land was vested in the decedent at the time of her death as surviving tenant by the entirety. The said Luther Stirl Pyburn having predeceased the decedent on October 19, 2001.

4. All debts of the decedent have been paid. A Tennessee Inheritance Tax return was filed and no taxes were due.

II.

Conveyance

Pursuant to Article IV of the Decedent's Will , as Executor of the Estate of Etta Mae Pyburn, I, Michael Stirl Pyburn, hereinafter called the Grantor, hereby bargains, transfers and conveys to Michael Stirl Pyburn, hereinafter called the Grantee, his heirs and assigns a certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract 1:
A tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described as follows from a copy of a survey made by Hickerson and Hickerson , Engineers, on September 5, 1964, to wit:

Beginning at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright; thence south 50 degrees 00 minutes west, with U.S. Government Take Line, 111.00 feet to an iron pin; thence south 41 degrees 08 minutes west with U.S. Government Take line 99.00 feet to an iron pin; thence 83 degrees 15 minutes west with line of Marlin 354.00 feet to an iron pin; thence north 00 degrees 25 minutes east, with line of Marlin, 188.00 feet to an iron pin; thence due east, with lines of Martin and bright, 500. Feet to the point of beginning, and containing 2 acres more or less.

Included in the above description, but excluded from this conveyance is a tract of land described in deed of record in Book 4686, page 360, said Register's Office.

Being part of the same property conveyed to Luther Stirl Pyburn and wife, Etta Mae Pyburn by deed of record in Book 3812, page 29, said Register's Office. Subsequently, Luther Stirl Pyburn having died and title having vested in Etta Mae Pyburn as surviving tenant by the entirety. The said Etta Mae Pyburn having died testate March 14, 2003 and devised said property to Michael Stirl Pyburn by Will of record in Instrument No.

5198/1084920, Office of the Clerk of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

Tract 2:
Land lying and being in the 4th Civil District of Davidson County, Tennessee and being part of Tract No. 4 on an unrecorded survey made by Gary R. Cummings dated June 21, 1968, more particularly described according to an unrecorded survey made by John D. McCormick dated September 20, 1973, as follows to wit:

Beginning at an iron pin being the northwest corner of the Luther S. Pyburn, et ux property as recorded in Book 3812, page 29, Register's Office for Davidson County, Tennessee; thence south 0 degrees 25 minutes west, a distance of 188.0 feet to an iron pin and the southwest corner of the Luther S. Pyburn, et ux property as recorded in the above book; thence north 51 degrees 34 minutes west, a distance of 311.0 feet to an iron pin; thence south 84 degrees 52 minutes east a distance of 245.00 feet to the point of beginning and containing 0.52 acres, more or less.

Being all the same property conveyed to Luther S. Pyburn and wife, Etta Mae Pyburn by deed of record in Book 4756, page 973, said Register's Office. Subsequently, Luther Stirl Pyburn having died and title having vested in Etta Mae Pyburn as surviving tenant by the entirety. The said Etta Mae Pyburn having died testate March 14, 2003 and devised said property to Michael Stirl Pyburn by Will of record in Instrument No. 5198/1084920, Office of the Clerk of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This is (*) improved ( ) unimproved property also known as: 4811 Alvin Sperry Road, Mt. Juliet, TN 37122

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

No abstract or survey furnished for preparation of this instrument. The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness my hand this the 7th day of January, 2004.

Michael Stirl Pyburn
Michael Stirl Pyburn as
Executor of the Estate of Etta Mae Pyburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, Tennessee, the 7th day of January, 2004.

Susan B. Evans
Notary Public

My Commission Expires: 7-24-04

SUSAN B. EVANS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

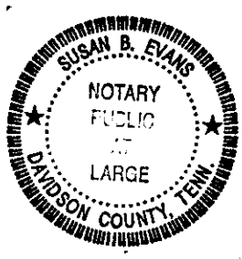
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $0.00.

Mike B Pyburn
Affiant

Sworn to and subscribed before me this 7th day of January 2004.



Susan B. Evans
Notary Public
My Commission Expires: 7-24-04