THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
112 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 05/14/04 13:07 2pgs
Fees:13.00 Taxes:101.75
20040514-0056900

Name and Address of New Owners:

Stephen R. Guy, a married person
8471 Coopertown Road
Joelton, Tennessee 37080

Persons Responsible for Taxes:

Same

Map/Parcel Number:83-1/212

EXECUTORS SPECIAL WARRANTY DEED

For and in consideration of the sum of **Twenty Seven Thousand Five Hundred ($27,500.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Danny Ray Kyle, Executor of the Estate of George Kyle**, the GRANTOR, do hereby bargain, sell, remise and release, and by these presents do hereby transfer and convey unto **Stephen R. Guy, a married person,** the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 8 on the Plan of J.G. Grissom's Grand Avenue Addition, as of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee. Said Lot No. 8 fronts 50 feet on the westerly side of Remmel Street, now called Bailey Street, and runs back with the northerly margin of a 20 foot street 150 feet to a dead line on which it measures 49 feet.

BEING the same property conveyed to **George Kyle** and wife, **Mackie Lee Kyle** by Deed from **Alvin C. Jacobsen** and wife, **Hallie Rives Jacobsen**, of record in Book 4572, Page 462, Register's Office for Davidson County, Tennessee. **Mackie Lee Kyle** died intestate in Davidson County, Tennessee, in 1984.

This conveyance is subject to: 1) Taxes for 2004 and subsequent which have been prorated and assumed by Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

The **GRANTOR** states that **George Kyle** died on February 23, 2003, and his Estate was admitted to Probate in Davidson County, Tennessee under docket Number 03P-706.

The Last Will and Testament of **George Kyle** stated that upon his death the above described property was to be sold with the proceeds divided equally between **Danny Ray Kyle** and **Janice Kyle Taylor**, per stirpes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

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.

THIS DEED IS A DEED TO IMPLEMENT A TESTAMENTARY DEVICE.

Witness my hand this 13th day of May, 2004.

GRANTOR:

The Estate of George Kyle

The Estate of George Kyle

By: Danny Ray Kyle Executor

Danny Ray Kyle, Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, M. Kevin Heffelman, a Notary Public of said County and State, **Danny Ray Kyle, Executor of the Estate of George Kyle,** with whom I am personally acquainted and who acknowledged himself to be the Executor of the Estate of **George Kyle**, the within named bargainor, and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purposes therin contained by signing the name of **The Estate of George Kyle**, by himself as Executor.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $27,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephen R. Guy
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 13th day of May, 2004, before me, M. Kevin Heffelman, personally appeared Stephen R. Guy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.