Davidson County DEEDQC
Recvd: 02/03/05 15:21 3 pgs
Fees:17.00 Taxes:0.00
20050203-0013007

This instrument prepared by
Fred W. Beesley, Jr.
404 James Robertson Parkway #1720
Nashville, TN 37219-1510
Phone 615/244-0554
FAX 615/244-1229

New Owner:
Jeffery Todd Dunn
904 Briarwood Crest
Nashville, TN 37221

Map 141-12-D, Parcel: 117
Property Address:
117 Morton Mill Circle
Nashville, TN 37221:

Former Owners:
William G. Watkins (Decd October 30, 2004)
& Jeffery Todd Dunn
117 Morton Mill Circle
Nashville, TN 37212

Send Tax Bills To:
Jeffery Todd Dunn
904 Briarwood Crest
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is -zero-.

Jeffery Todd Dunn
Grantee

DIANNA HUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Subscribed and sworn to before me, this the 25th day of January, 2005.

Notary Public

My commission expires: 9/22/07

EXECUTOR'S DEED

TO 117 MORTON MILL CIRCLE PROPERTY

William G. Watkins, a widower, owned an undivided one-half interest in this property, as an equal tenant-in-common, with his son, Jeffery Todd Dunn.

William G. Watkins died October 30, 2004 and his son, Jeffery Todd Dunn was appointed Executor of his estate in Davidson County Probate Court Case No. 04 P-1283 . His Will left his

interest in this specific parcel of real property to his son, Jeffery Todd Dunn.

For no consideration and pursuant to provisions of the Will of William G. Watkins, Jeffery Todd Dunn, as Executor of his estate, by these presents transfers and conveys to himself, Jeffery Todd Dunn, his agents, executors and assigns, all of the estate's right, title and interest in the interest of William G. Watkins in the real property described below.

Jeffery Todd Dunn, as Executor, hereby represents there are more than sufficient assets remaining in the estate to pay all debts and taxes of the deceased and his estate.

After this transfer, all of the right, title and interest in this property shall be held by Jeffery Todd Dunn.

This improved real property is known as 117 Morton Mill Circle, Nashville, Davidson County, TN. It is shown at Map 141-12-D, Parcel 117.00 in the Davidson County Tax Mapping System. It is more completely described as:

> Land in Davidson County, TN, being Lot No. 117 (and the driveway serving said Lot) on the Plan of the Second Revision of Morton Mill Estates, a Planned Unit Development, or record in Book 7900, Page 226, Register's Office for Davidson County (RODC), to which Plan reference is hereby made for a complete legal description thereof.
>
> Being part of the same property conveyed to Morton Mill, a Tennessee Joint Venture, by deed from George Gianikas, Sonny Moony, Joseph L. Lackey, Jr., and George Dunn, of record in Book 7284, Page 959, RODC.
>
> For purposes of description, the term Lot or Unit shall be defined as the same.
>
> The legal description as set out above was derived from the recorded plat prepared by George Anton, A & A Engineers, Inc., P O Box 40048, Nashville, TN 37204, Registration No. 557.
>
> Being the same property conveyed from Morton Mill, a Tennessee Joint Venture, by Warranty Deed to William G. Watkins & son, Jeffery Todd Dunn, of record at Book 8713, Page 855, RODC.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, health department regulations, and the By-Laws of Morton Mill Homeowners' Association, Inc. that may affect the premises.

Pursuant to TCA 66-24-121, there is no change to the legal description of this real property not contained in the recorded deeds referenced above, therefore no boundary survey has been made at the time of this conveyance.

Witness my hand at Nashville, in the State of Tennessee, this _____ day of January, 2005.

Estate of William G. Watkins

By: _____
Jeffery Todd Dunn, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

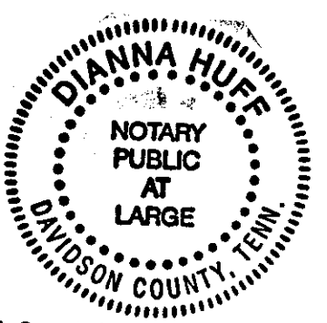
Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Jeffery Todd Dunn, Executor, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had authority and that he executed the within instrument (Executor's Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 25th day of Janaury, 2005.

_____
Notary Public

My Commission Expires: 9/22/07

EXECDEED.WGW



My Commission Expires SEPT. 22, 2007