Davidson County DEEDQC
Recvd: 03/23/05 08:05 3 pgs
Fees:17.00 Taxes:0.00
20050323-0031398

EXECUTOR'S DEED

THIS INSTRUMENT PREPARED BY:
MARK A. ELLMORE, ATTORNEY AT LAW
1821 OLD MURFREESBORO PIKE, NASHVILLE, TN 37217

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph D. Fontana P. O. Box 235 Antioch, TN 37011	Same	148-160-06600

THIS INDENTURE made this 21 day of March 2005 by and between Joseph D. Fontana, Executor of the Last Will and Testament of Josie Marie Fontana, deceased appointed in Davidson County Probate Case No. 04P-1584 as Grantor and, Joseph D. Fontana, sole beneficiary of the estate of Josie Marie Fontana, deceased as Grantee:

WITNESS:

That Grantor, Joseph D. Fontana (as Executor) by virtue of the power and authority given by the Last Will and Testament of Josie Marie Fontana and Letters Testamentary dated October 27, 2004, and for and in consideration of the sum of ten dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joseph D. Fontana, Executor does hereby transfer, convey, grant, and release unto Joseph D. Fontana, his heirs, successors and/or assigns forever, a certain tract or parcel of land in Davidson County, State of Tennessee described herewith as follows:

DESCRIPTION

This improved property is known as 2332 Antioch Pike, Antioch, Tennessee 37013.

A Lot or parcel of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, in the Village of Antioch, described according to a survey made by Howard George, Surveyor, dated January 8, 1987, as follows:

BEGINNING AT AN iron pin set on the northeasterly right-of-way of Antioch Pike approximately 746 feet northwesterly from the centerline of an alley at the Antioch Methodist Church; thence with said right-of-way along a curve to the right 100.00 feet (Delta=4°04'40"; Radius=1404.89 feet; Chord: N42°44'00"W, 99.98 feet) to an iron pin found; thence N51°47'30"E passing an iron pin found at 347.19 feet, a total distance of 374.46 feet to an iron pin set; thence S37°32'00"E, passing an iron pin found at 72.96 feet; a total distance of 100 feet to an iron pin set; thence S51°50'30"W, 365.39 feet to the beginning, containing 0.85 acres, more or less.

BEING the same property conveyed to Josie M. Fontana by deed from John M. Harper and wife, Frances J. Harper recorded in Book 7106, Page 711.

This conveyance is subject to any and all restrictions, easements, and building setback lines of record.

TOGETHER with all right, title, and interest if any of the Grantor in and to streets and roads abutting the described premises to the center lines thereof;

TOGETHER will all the appurtenances and all the estate which the decedent had owned at the time of decedent's death is said premises and the estate therein, which Joseph D. Fontana, Executor has power to convey and dispose of, whether individually, or by virtue of the Last Will and Testament or otherwise; to have and to hold the premises herein granted to the Grantee, Joseph D. Fontana, his heirs, successors and/or assigns forever.

AND the Grantor covenants that Joseph D. Fontana, Executor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid;

IN WITNESS WHEREOF, Joseph D. Fontana, Executor executes this deed for the purpose herein on this 21 day of March 2005.

The Estate of Josie Marie Fontana

Joseph D. Fontana, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Mark A. Ellmore, a Notary Public in and for said County and State, the within named Joseph D. Fontana, Executor for the Estate of Josie Marie Fontana, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2005.

5-28-06
My Commission Expires:

Notary Public

AFFIDAVIT

The actual consideration or value, whichever is greater for this transfer is ten dollars ($10.00).

Joseph M Tinsley, Executor
Affiant

Subscribed and sworn before me, this the 21st day of March 2005.

05-22-06
My Commission Expires:

Notary Public

