Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
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THIS INSTRUMENT PREPARED BY:
Richard D. Bird, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

FROM: **David C. Anglin and Carolyn Hite, Co-Executors of the Estate of Esther Anglin Austin** ("GRANTORS")

TO: **James R. Hudgins and wife, Barbara P. Hudgins** ("GRANTEES")

ADDRESS NEW OWNER:
Mr. and Ms. James R. Hudgins
713 Brook Hollow Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
SAME

MAP & PARCEL NO:
115-07-018

EXECUTORS' DEED

Esther Anglin Austin died on June 7, 2005, leaving a Last Will and Testament dated May 6, 2005. The Will was admitted to probate on June 30, 2005 in the Probate Court for Davidson County, Tennessee under Docket Number 05P-902. The Will named David C. Anglin and Carolyn Hite as Co-Executors. The Co-Executors are duly qualified. All known debts of the decedent have been paid, and the Federal Estate Tax return and the Tennessee Inheritance Tax return will be timely filed and releases obtained from each jurisdiction. The Co-Executors by signing this Deed relinquishes and transfers any and all interest of the decedent's Estate in the real property in Nashville, Davidson County, Tennessee, to the beneficiaries:

Therefore, in accordance with the provisions of Item V of the Will of Esther Anglin Austin, as recorded at Instrument No. 5848/1952623 in the Davidson County Probate Court Clerk's Office, the Co-Executors by executing this Deed relinquish, quitclaim, transfer and assign all of decedent's interest in the below described property in Nashville, Davidson County, Tennessee, to the **James R. Hudgins** and wife, **Barbara P. Hudgins**, their heirs and assigns:

Being Lot No. 13 on the Plan of Brook Meade, Section 2, as of record in Book 2133, page 76.

Beginning at a point in the westerly margin of Brook Hollow Road at the common corner of Lots Nos. 12 and 13; thence with the line between said lots, westerly 205 feet to a point; thence northerly 199 feet to the southerly margin of Georgetown Drive; thence with the margin of the same; easterly 180 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the westerly margin of Brook Hollow Road; thence with the margin of the same, southerly 174 feet to the point of beginning.

Being the same property conveyed to James M. Austin and wife, Esther E. Austin , (being one and the same person as Esther Anglin Austin) by Warranty Deed from Murph T. Cathcart and wife, Gladys E. Cathcart, of record in Book 4486, page 56, of the Register's Office for Davidson County, Tennessee. The said James M. Austin having died on October 11, 1990.

This is improved property known as 713 Brook Hollow Road, Nashville, Tennessee 37205.

AND NOW, GRANTORS in their capacity as Co-Executors only, do hereby quitclaim unto GRANTEES, their heirs and assigns, all of said decedent's interest in the property described above, to which reference is here made, and said property is conveyed subject to said Plan of record, applicable zoning regulations, building restrictions and set-back lines, if any, easements, rights-of-way and all other such limitations, restrictions and encumbrances as may affect the property.

WITNESS my hand this 15 day of July, 2005.

ESTATE OF ESTHER ANGLIN AUSTIN

By: _____
David C. Anglin, Co-Executor

By: _____
Carolyn Hite, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine D. Noojin, a Notary Public in and for said County and State, the said **David C. Anglin and Carolyn Hite**, Co-Executors of the Estate of Esther Anglin Austin, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument in their capacity as Co-Executors for the purposes therein contained, being authorized so to do.

Witness my hand and seal, at office on this 15th day of July, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 11-22-2008

KATHERINE D. NOOJIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/22/2008

N RAC 513301 v1
2826994-000001 07/12/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

James R. Hudgins
AFFIANT

Subscribed and sworn to before me this 15th day of July, 2005.

Katherine D. Noojin
NOTARY PUBLIC

My Commission Expires: 11-22-2008

KATHERINE D. NOOJIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/22/2008

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