PROPERTY TAX INFORMATION:

OWNER: Gregory E. Myers
6117 Louisiana Ave.
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map/Group: 91-2
Parcel: 151

Davidson County DEEDWARR
Recvd: 09/30/05 11:20 3 pgs
Fees:18.00 Taxes:192.40
20050930-0117674

EXECUTORS WARRANTY DEED

JACKIE RAY CRUM died on April 27, 2005, Letters of Testamentary were issued by Order appearing of record in Docket #05P1117, in the Office of the Chancery Court Office for Davidson County, Tennessee. The Court appointed Alice Hamilton as Executrix of the estate. The estate being insolvent was ordered to sell real property. The Tennessee Inheritance Tax Clearance has been received. In accordance with the provisions of the Courts order and Letters of Testamentary, issued by the court, ALICE HAMILTON, Executrix, has bargained and sold and does hereby transfer and convey unto **Greg Myers**, his heirs and assigns, forever, that certain tract or parcel of real estate situated in the 12W-196555 Civil District of Rutherford County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5, on the Plan of Brownlee, of record in Book 2663, Page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 49.0 feet on the southwesterly margin of Louisiana Avenue and extends back between parallel lines, 150.0 feet to a dead line.

Being the same property conveyed to Jackie R. Crum and wife, Bertha L. Crum by Warranty Deed from Randall Wade Sanders, unmarried dated October 24, 2004 and filed for record in Book 9503, Page 838, Register's Office for Davidson County, Tennessee. The said Bertha Lou (Powers) Crum died on October 8, 1997 leaving Jackie R. Crum as the sole surviving joint tenant. The said Jackie R. Crum died testate on April 27, 2005 and by the express terms of his Last Will and Testament of record in Docket #05P1117, Chancery Court Office for Davidson County, Tennessee, he left said property to his daughter. Alice Hamilton was appointed Executrix of the Estate of Jackie Ray Crum and Letters of Testamentary issued of record in the Davidson County Chancery Court, Civil Action No. 05P1117. The Estate was declared insolvent and the real property ordered to be brought forth into the estate and sold to pay estate debts.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered, except by lien of the 2004 property taxes which have been prorated between the parties and the Grantor having paid its prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

The undersigned further covenants and bind itself, its successors and assigns, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

Alice Hamilton Executrix of the Estate of Jackie Ray Crum provides the above warranties and covenants of title solely in her capacity as executrix and not further.

Jeanine Holloway enters into the execution of this Deed for the purpose of conveying and transferring any interest she might have in the above described property.

WITNESS THE HAND OF THE UNDERSIGNED by its duly authorized officer, this the 26th day of September, 2005.

The Estate of Jackie Ray Crum by Alice Hamilton as Executrix

By: Alice Hamilton
Alice Hamilton

Jeanine K Holloway
Jeanine Holloway
aka (Jeanine Bellman)

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Before me, the undersigned, Notary Public in and for the County and State aforesaid, personally appeared Alice Hamilton, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix of The Estate of Jackie Ray Crum, the within named bargainor, Alice Hamilton, and as such Executrix, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purposes therein contained on behalf of such Estate of Jackie Ray Crum as Executrix.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

CARL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires: ~~06/22/08~~ 11/26/05

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this 26th day of September, 2005, before me personally appeared Jeanine Holloway, to me known (or who proved to me on the basis of satisfactory evidence), executed the foregoing instrument (EXECUTORS WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: 11/26/05

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 26th day of September, 2005.

NOTARY PUBLIC

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: ~~06/22/08~~ 11/26/05