05110277

THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDWARR
Recvd: 12/01/05 08:21 3 pgs
Fees:18.00 Taxes:74.00
20051201-0144183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $20,000.00.

Everett M. Drake
Affiant

Subscribed and sworn to before me this the 30th day of November, 2005.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

EXECUTOR'S DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
ARTMAS L. WORTHY 1700 D.B Todd Blvd. Nashville, TN 37208	SAME	Map 81-15 Parcel 365

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Everett M. Drake, Executor of the Estate of Bernice S. Dawson, Deceased, by virtue of the power and authority given to him under the terms of the Last Will and Testament, Probate Seventh Circuit Court Docket No. 05P-1398, Image No. 5989/2047357,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Artmas L. Worthy**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This is the same legal description as on the previous deed of record.

BERNICE DAWSON AND BERNICE S. DAWSON WAS ONE AND THE SAME PERSON.

This is unimproved property known as 1729 Knowles Street, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that as Executor and on behalf of the Estate nothing has been done or suffered whereby the premises have been encumbered in any way whatsoever, that I have a good right to convey it, and I do further covenant the transfer of estate in and to said lands the decedent had at the time of death in said premises, and also the estate therein. 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.

Witness the hand of the duly authorized Executor this 30th day of November, 2005.

Everett M. Drake
EVERETT M. DRAKE, Executor of the
Estate of BERNICE S. DAWSON, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named EVERETT M. DRAKE, EXECUTOR OF THE ESTATE OF BERNICE S. DAWSON, DECEASED, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

EXHIBIT A

Situated in Davidson County, Tennessee, being the easterly sixteen (16) feet of Lot Numbered "Two" (2) and the Westerly thirty four (34) feet of Lot Number Three (3) on the Map of Bransford Realty Company's Subdivision of part of the Carlew property as of record in Book 421, page 78 of the Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 2 and 3 fronts together fifty feet on the southerly side of Thompson Street now Knowles Street and runs back between parallel lines 162 feet to an alley.

Being a portion of the same property as inherited by Bernice Dawson by virtue of the death of her husband Edward C. Dawson, Sr. who died on August 8, 1981, as evidenced by Affidavit of Inheritance in Book 5918, page 873, Register's Office for Davidson County, Tennessee. Bernice Dawson being the residuary beneficiary of Edward C. Dawson, deceased, his last will dated January 23, 1978, was probated in the Probate Court for Davidson County, TN, Docket No. 70634, and is in Will Book 135, page 696, ~~RODCT~~. Edward C. Dawson, Sr. was the only child of Hattie Dawson, deceased, widow of Len T. Dawson and he as her sole heir at law. Hattie Dawson preceded Edward C. Dawson, Sr. in death.
Bernice Dawson aka Bernice S. Dawson aka Bernice Sarah Dawson. Bernice Dawson being an unmarried person on the date of her death.
Bernice S. Dawson having since died testate on May 14, 2005 her will dated February 12, 2004, having been admitted to Probate, Seventh Circuit Court, Docket No. 05P-1398, Image No. 5989/2047357. Everett M. Drake, being the Executor duly appointed with full power to sell the aforedescribed land pursuant to the terms of said will.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This instrument was prepared based upon information furnished by the parties and without the benefit of title insurance.