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

Davidson County DEEDWARR
Recvd: 12/02/05 08:07 3 pgs
Fees:18.00 Taxes:166.50

20051202-0144736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $45,000.00.

Affiant

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

Notary Public

My Commission Expires: 2-10-08

L. 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 |
|---|---|---|
| MARK HAMILTON<br>8326 Carriage Hills Drive<br>Brentwood, TN 37027 | SAME | Map 81-15<br>Parcel 366 |

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 Mark Hamilton,** 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.**

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

This is improved property known as 1731 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, Executor of the Estate of BERNICE S. DAWSON, Deceased**

STATE OF TENNESSEE

State of TN

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

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 1 and the westerly 21 feet of Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of part of the Corlew Property, as of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1 and 2 front together 46 feet on the southerly side of Thompson Street, now known as Knowles Street, and runs back between parallel lines 162 feet, more or less, 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, Jr. 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.

The tax assessor shows the lot size as 46 feet by 162 feet and has not record of the taking by the Metropolitan Government of Davidson County Tennessee for the right of way of Dr. DB Todd, Jr. Boulevard. The size of Lot No. 1 decreased by 9 feet from the previous deeds 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.