This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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Davidson County DEEDWARR
Recvd: 01/13/06 11:08 4 pgs
Fees:22.00 Taxes:0.00
20060113-0005388

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **Alice Campbell, 3003 Delaware Avenue, Nashville TN 37209**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. **092-10-0 186.00**, Field Book No. **11W-65110.**

EXECUTRIX' DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Julia Mai Harden died 08 February 2005, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **05P-1016**; and

WHEREAS, at the time of her death, Julia Mai Harden left a paperwriting dated 08 April 1999, which was admitted to probate on 05 October 2005, as her Last Will and Testament and recorded in Volume **6028/2066447**, Seventh Circuit Court, Davidson County, Tennessee; and

WHEREAS, Alice Campbell is the sole residual legatee under the paperwriting dated 08 April 1999; and

WHEREAS, Alice Campbell is the duly appointed and acting Personal Representative of the Estate of Julia Mai Harden, deceased, under Letters Testamentary issued 05 October 2005;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of and vesting the real property hereinafter described to ALICE CAMPBELL by and under said Last Will and Testament of JULIA MAI HARDEN, deceased, the undersigned, **ALICE CAMPBELL**, Personal Representative of the Estate of **JULIA MAI**

HARDEN, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **ALICE CAMPBELL**, her heirs and assigns, hereinafter referred to as Grantee, that certain tract or parcel of land in **Davidson County, Tennessee**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property located at and known as **3003 Delaware Avenue, Nashville, Davidson County, Tennessee 3720**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **ALICE CAMPBELL** her successors and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Executrix' Deed on the 30th day of December 2005.

Alice E. Campbell

ALICE CAMPBELL, Personal Representative of the Estate of **JULIA MAI HARDEN**, deceased

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **ALICE CAMPBELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of the Estate of **JULIA MAI HARDEN**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Personal Representative's Deed for the purposes therein contained, by signing her name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 2005.

Fran James Notary Public

My commission expires: 3-31-2007

FRAN JAMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $ 52,000.

Alice E. Campbell Affiant

Subscribed and sworn to before me
this 30th day of December 2005.

Fran James Notary Public

My commission expires 3-31-2007

FRAN JAMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Map/Parcel No. 092-10-0 186.00
Field Book No. 11W-65110.
3003 Delaware Avenue,
Nashville TN 37209

Land in Davidson County, Tennessee, being Lot No. **47** on the Map of T. M. Steger's Second Subdivision of part of the Barrow Lands, not of record, described according to a survey made by W. M. Lyle, Surveyor, August 18, 1899, and more particularly described as follows:

Beginning on the southerly margin of Delaware Avenue, formerly Craft Street, at a point 40 feet west of the westerly margin of 30th Avenue, North, the corner of Lots Nos. 48 and 47; thence with the line between said two lots and parallel with the westerly margin of 30th Avenue, North, southwardly 150 feet to the northerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lots Nos. 46 and 47; thence with the line between said two lots northwardly 150 feet to the southerly margin of Delaware Avenue; thence with said Avenue eastwardly 50 feet to the beginning.

Being the same property conveyed to Asberry Harden and wife, Julie M. Harden, by deed from William Ray Jennings and wife, Pearl Jennings, as shown of record in Book 3927, page 703, Register's Office for Davidson County, Tennessee.

Asberry Harden, spouse, predeceased Julie M. Harden on 12 February 1987.

Julie M. Harden is one and the same person as Julie Mai Harden.

This Deed is evidence of distribution of the above-described real property to Alice Campbell, beneficiary by and under the Last Will and Testament of JULIA MAI HARDEN, deceased, is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***