BOK 34

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

Davidson County DEEDWARR
Recvd: 03/23/06 09:11 3 pgs
Fees:18.00 Taxes:336.70

20060323-0033133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $91,000.00.

Everett M. Drake
Affiant

Subscribed and sworn to before me this the 21st day of March, 2006

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
LONIEL GREENE, JR. 2414 Seifried Street Nashville, TN 37208	Same	MAP 81-06 PARCEL 366

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee , 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, previously known as BERNICE C. ALDERSON, by virtue of the power and authority given to him under the terms of the Last Will and Testament of BERNICE S. DAWSON,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto LONIEL GREENE** 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 FOR A COMPLETE LEGAL DESCRIPTION

This is improved property known as: 2414 Seifried 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 , their 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 21st day of March, 2006.

Everett M. Drake, Executor

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 21st day of March, 2006.

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 the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the unrecorded Map of the property of Conrad Santi.
Said part of said Lot No. 17 fronts 83 feet on the north side of Seifried Street and runs back between parallel lines along the east margin of 25th Avenue North, 150 feet more or less to an alley.

Being the same property conveyed to James C. Alderson and wife, Bernice C. Alderson by deed of record in Book 2813, page 13, Register's Office for Davidson County, Tennessee; the said James C. Alderson having died on July 28, 1976, the property vested his surviving spouse, Bernice C. Alderson. The said Bernice C. Alderson having remarried and became Bernice C. Dawson. Bernice C. 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 The Last Will and Testament of Bernice S. Dawson.

Bernice Dawson aka Bernice S. Dawson aka Bernice Sarah Dawson aka Bernice C. Dawson being an unmarried person on the date of her death.

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.