Davidson County DEEDWARR
Recvd: 03/24/06 10:03 4 pgs
Fees:22.00 Taxes:0.00
20060324-0033682

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
Fax: (615) 256-2361

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
dei ND0743

~~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: **KATHY SUZANNE SIMS, 14353 Country Rte. 89, Mannsville NY 13661**

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

Map/Parcel No. **042 11 0B 111.00**, Field Book No. **11D-93562.**

EXECUTRIX' DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James E. Phillips died 23 December 2005, and his estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **06P-47**; and

WHEREAS, at the time of his death, JAMES E. PHILLIPS left a paperwriting dated 19 December 1984, which was admitted to probate on 12 January 2006, as his Last Will and Testament and recorded in Volume **6222/2163032**, Seventh Circuit Court, Davidson County, Tennessee; and

WHEREAS, Kathy Suzanne Sims is the sole residual legatee under the paperwriting dated 19 December 1984; and

WHEREAS, KATHY SUZANNE SIMS is the duly appointed and acting Personal Representative of the Estate of JAMES E. PHILLIPS, deceased, under Letters Testamentary issued 12 January 1984;

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 KATHY SUZANNE SIMS by and under said Last Will and

Testament of JAMES E. PHILLIPS, deceased, the undersigned, **KATHY SUZANNE SIMS**, Personal Representative of the Estate of **JAMES E. PHILLIPS**, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **KATHY SUZANNE SIMS**, 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 **180 Heritage Trace Drive, Madison, Davidson County, Tennessee 37115**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **KATHY SUZANNE SIMS**, 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 27 day of February 2006.

Kathy Suzanne Sims

KATHY SUZANNE SIMS, Personal Representative of the Estate of **JAMES E. PHILLIPS** deceased

STATE OF New York

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **KATHY SUZANNE SIMS** 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 **JAMES E. PHILLIPS**, 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 Watertown, New York, this 27 day of February 2006.

Vicki L Martin Notary Public

My commission expires:

VICKI L. MARTIN
Notary Public, State of New York
Residing in Jefferson Co. No. [illegible]
My Commission Expires 09-28-09

VICKI L. MARTIN NOTARY PUBLIC STATE OF NEW YORK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**100,800.00**.

Kathy Suzanne Sims Affiant

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

Notary Public

My commission expires 20 Sept. 2008

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Map/Parcel No. **042 11 0B 111.00**
Field Book No. **11D-93562**
180 Heritage Trace Drive,
Madison TN 37115

Land in **Davidson** County, Tennessee, being Apartment Unit No. **180** of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, **Tennessee Code Annotated**, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for **Davidson** County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to **JAMES E. PHILLIPS** by Deed from **Cumberland Development Corporation of Mississippi, Inc.** as shown of record in Book **7039**, page **523**, Register's Office for **Davidson** County, Tennessee.

This Deed is evidence of distribution of the above-described real property to Kathy Suzanne Sims, beneficiary by and under the Last Will and Testament of JAMES E. PHILLIPS, deceased, is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D)***.