This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
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611 Commerce Street
P. O. Box 190481
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Davidson County DEEDWARR
Recvd: 05/19/06 09:24 4 pgs
Fees:22.00 Taxes:0.00
20060519-0058831

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: **ANTHONY LEO REYNOLDS, 73 Jones Circle, Old Hickory TN 37138**

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

Map/Parcel No. **44-11-43** Field Book No. _____.

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RUTH BYNUM REYNOLDS died 06 March 2006, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **06P-0534**; and

WHEREAS, at the time of her death, RUTH BYNUM REYNOLDS left a paperwriting dated 03 September 2004, which was admitted to probate on 03 April 2006, as her Last Will and Testament and recorded in Will Book/page **6354/2228302**, Seventh Circuit Court, Davidson County, Tennessee; and

WHEREAS, Anthony Leo Reynolds is the sole residual legatee under the paperwriting dated 03 September 2004; and

WHEREAS, ANTHONY LEO REYNOLDS is the duly appointed and acting Personal Representative of the Estate of RUTH BYNUM REYNOLDS, deceased, under Letters Testamentary issued 03 April 2006;

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 ANTHONY LEO REYNOLDS by and under said Last Will

and Testament of RUTH BYNUM REYNOLDS, deceased, the undersigned, **ANTHONY LEO REYNOLDS**, Personal Representative of the Estate of **RUTH BYNUM REYNOLDS** deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **ANTHONY LEO REYNOLDS**, his 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 **73 Jones Circle, Old Hickory, Davidson County, Tennessee 37138**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **ANTHONY LEO REYNOLDS**, his successors and assigns, forever; and Grantor does covenant with the said Grantee that he 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 himself/his heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his 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 Personal Representative Deed on the 16 day of MAY 2006.

Anthony Leo Reynolds

ANTHONY LEO REYNOLDS, Personal Representative of the Estate of **RUTH BYNUM REYNOLDS**, 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 **ANTHONY LEO REYNOLDS** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **RUTH BYNUM REYNOLDS**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May 2006.

Donna G. Scott
Notary Public

My commission expires: MY COMMISSION EXPIRES: May 23, 2009

DONNA G. SCOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $**110,700.00**.

Anthony Leo Reynolds
Affiant

Subscribed and sworn to before me
this 16th day of May 2006.

Donna G. Scott
Notary Public

My commission expires MY COMMISSION EXPIRES: May 23, 2009

DONNA G. SCOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Map/Parcel No. **44-11-43**
Field Book No. _____
73 Jones Circle,
Old Hickory TN 37138

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. **25** on the Map of River Vista Subdivision, as of record in Book 1424, page 118, Register's Office for **Davidson** County, Tennessee.

Said Lot No. **25** fronts 127.6 feet on the westerly side of Jones Street or Circle, and runs back 199.1 feet on the northerly line and 216.7 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to **W. D. REYNOLDS and wife, RUTH B. REYNOLDS**, by Deed from **MYRTLE N. GALLOWAY, a widow** and shown of record in Book **9469**, page **527**, Register's Office for **Davidson** County, Tennessee.

W. D. Reynolds predeceased Ruth Reynolds on 15 November 1996.

RUTH B. REYNOLDS is one and the same person as RUTH BYNUM REYNOLDS.

This Deed is evidence of distribution of the above-described real property to Anthony Leo Reynolds, beneficiary by and under the Last Will and Testament of **RUTH BYNUM REYNOLDS**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***