Property Owner & Address: Margaret Patricia Houk Robb
4004 Copeland Drive, Nashville, TN

Person or Agency responsible
for payment of taxes & Address: Same As Above

FAILURE TO RECORD THIS DOCUMENT TIMELY MAY JEOPARDIZE GRANTEES RIGHTS IN OR TO THE PROPERTY.

# EXECUTRIX'S DEED

THIS INDENTURE, made this the 14 day of February, 2007, between **DONNA COX, Executrix of the Estate of MARGARET F. POTEAT (Formerly known as MARGARET F. HOUK)**, of the first part and **MARGARET PATRICIA HOUK ROBB,** of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to it in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said parties of the second part, the following described premises to-wit:

SITUATE in Davidson County, Tennessee, and more particularly described as follows to-wit:

BEING Lot No. 37 on the Map of Evergreen Heights, Part Two, as of record in Book 1835, page 19, Register's Office for said County, and described as follows: BEGINNING at a point in the northeasterly margin of Copeland Drive, at the corner of Lots 37 and 38; thence with the line between said lots northeasterly 322.1 feet to a point; thence northerly 12.5 feet to a concrete monument; thence westerly 174 feet to the corner of Lots 36 and 37; thence with the line between said lots, southwesterly 233.3 feet to the northeasterly margin of Copeland Drive; thence with the margin of the same, southeasterly around a slight curve 75 feet to the BEGINNING.

Davidson County DEEDWARR
Recvd: 04/09/07 10:53 2 pgs
Fees:12.00 Taxes:0.00
20070409-0041603

Subject to restrictions in Book 1049, Page 546; Book 1788, Page 425; Book 1847, Page 227; and plan of record in Book 1835, Page 19.

BEING the same property conveyed to Charles M. Houk and wife, Margaret F. Houk by Warranty Deed from Morris Construction Company, a partnership composed of Albert G. Morris and Charles L. Morris, dated August 27, 1951 and recorded on September 5, 1951, of record in Book 2019, Page 531, Register's Office for Davison County, Tennessee. The said Charles M. Houk is now deceased, he having passed away on May 9, 1998. Also, the said Margaret F. Houk (now known as Margaret F. Houk Poteat) is now deceased, she having passed away on June 13, 2006. Also, see Final Order Closing the Estate of Margaret F. Houk Poteat of record in the Chancery Court, Probate Division, for Washington County, Tennessee, Probate File Number: P41-24-04.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein.

TO HAVE AND TO HOLD the said premises to the said party of the second

PREPARED BY:

LaPORTE & NORRIS
Attorney At Law
Suite 301
One Citizens Plaza
Broad Street &
Lynn Avenue
Elizabethton, TN
37643
Telephone
423-543-1851

THE LEGAL DESCRIPTION HAS BEEN FURNISHED TO THIS DRAFTSMAN BY THE GRANTOR OR BY A THIRD PARTY OR HAS BEEN OBTAINED FROM THE RECORD TITLE. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. UNLESS A SEPARATE TITLE OPINION HAS BEEN FURNISHED TO THE GRANTEE, DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THE PROPERTY AND THEN ONLY TO THE EXTENT OF THE STATE OF TITLE TO THE PROPERTY AS SET FORTH IN THE TITLE OPINION.

part, her heirs and assigns forever in fee simple.

And the said party of the first part for itself, its heirs, executors and administrators does hereby covenant with the said parties of the second part, her heirs and assigns, that it is lawfully seized in fee simple of the premises above conveyed, and that it has full power, authority and right to convey the same; that said premises are free from all liens and encumbrances, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand or seal the day and year first above written.

THE ESTATE OF MARGARET F. POTEAT
(Formerly known as MARGARET F. HOUK)

By: X Donna Cox, Executrix
DONNA COX, Executrix

Parcel Identification
Number assigned by the
County Assessor:
Map 116
Group 160
Parcel 047.00

STATE OF TENNESSEE
COUNTY OF CARTER

**Before me, the undersigned Notary of the State and County mentioned, personally appeared** DONNA COX, Executrix, of the ESTATE OF MARGARET F. POTEAT, **with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the executor authorized to execute the foregoing instrument of said estate, the within named bargainor, and that such executor, as such executor, executed the foregoing instrument for the purposes therein contained by personally signing the name of the estate as such executor.**

Witness my hand, at office, this the 14 day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 4/26/09.

RICHARD NORRIS NOTARY PUBLIC AT LARGE CARTER COUNTY, TN

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OR THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 0 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR VOLUNTARY SALE.

X Donna F. Cox
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF February, 2007.

(NOTARY PUBLIC

MY COMMISSION EXPIRES 4/26/09

RICHARD NORRIS NOTARY PUBLIC AT LARGE CARTER COUNTY, TN

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