PERSONAL REPRESENTATIVE DEED

Davidson County DEEDWARR
Recvd: 10/29/07 12:12 6 pgs
Fees:32.00 Taxes:0.00
20071029-0127307

This document was prepared by:
Mr. Patrick Johnson, Esq.
Johnson, Scruggs & Barfield
95 White Bridge Road, Suite 508
Nashville, Tennessee 37201

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Virginia C. Smith	Same as New	101-00-0
7049 River Road	Owner	Part of Parcel #'s
Nashville, Tennessee 37209		005.00 & 013.00

Comes now Mildred C. Counter (being the same person as Mildred Charline Counter) and Virginia C. Smith (being the same person as Virginia Carol Smith) Co-Personal Representative for the Estate of Margaret V. O'Brien and pursuant the performance of their duties as such (hereinafter called the "Grantor"), does transfer and convey unto **Virginia C. Smith** (hereinafter called the "Grantee"), /her heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee described as follows:

LAND LOCATED IN THE 35TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTHERLY MARGIN OF RIVER ROAD PIKE, AND BOUNDED ON THE WEST BY TRACT NO.3, ON THE NORTH BY TRACT NO. 4 AND ON THE EAST BY GAINIER, TRACT NO. 1 AND **DESCRIBED HEREIN AS TRACT 2** ACCORDING TO A SURVEY BY KENNETH W. MORTON, DATED 3-11-06 WITH SAID SURVEY RECORDED AS DOCUMENT/INSTRUMENT NUMBER 200710170122906 AND THE LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF RIVER ROAD PIKE, SAID IRON ROD BEING THE SOUTHWEST CORNER OF CYNTHIA SMITH MCKENZIE (BOOK 9356, PAGE 546 R. O. D.C. TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MARGIN OF RIVER ROAD PIKE AND A CURVE TO THE LEFT HAVING A RADIUS OF 757.26', AN ARC LENGTH OF 162.10', A CHORD BEARING OF N. 83° 37'56" W. 161.79' TO AN IRON ROD (NEW), SAID POINT BEING THE SOUTHEAST CORNER OF TRACT NO.3 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID ROAD WITH THE EASTERLY LINES OF TRACT NO.3 N. 01°48'44" W. 495.00' TO AN IRON ROD (NEW); THENCE S. 87° 59'46" W. 335.00' TO AN IRON ROD (NEW); THENCE N. 49° 20'49" W. 558.00' TO AN IRON ROD (NEW): THENCE N. 19° 17'51" W. 1015.29' TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF TRACT NO. 4 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE SOUTHERLY LINES OF TRACT NO.4 N. 48° 03'54" E. 416.84' TO AN IRON ROD (OLD); THENCE N. 70° 53'52" E. 324.22' TO AN IRON ROD (OLD); THENCE N. 44° 14'17" E. 1087.79' TO AN IRON ROD (NEW) AT A FENCE INTERSECTION IN THE WESTERLY LINE OF ALBERT N. GANIER AND MARY MCGRAFT, (INSTRUMENT #20040602-0064458 R.O.D.C., TN.); THENCE WITH GANIER AND A FENCE LINE S. 17° 30'27" E. 818.00' TO AN IRON ROD (NEW) IN FENCE LINE; THENCE S. 03° 17'37" W. 359.00' TO AN IRON ROD (NEW) AT A FENCE INTERSECTION; THENCE CONTINUING WITH SAID FENCE S. 42° 00'22" E. 271.00' TO A FENCE INTERSECTION; THENCE S. 60°51'44" E. 153.14' TO AN IRON ROD (NEW) IN FENCE; THENCE S. 43° 38'57" E. 165.78' TO A POINT IN FENCE; THENCE S. 17° 22'57" E. 279.00' TO A POINT IN FENCE; THENCE WITH THE WESTERLY LINE OF TRACT NO. 1 S. 07° 57'53" W. 432.09' TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF MCKENZIE; THENCE N. 78° 09'07" W. 213.50' TO AN IRON ROD (OLD), THE NORTHWEST CORNER OF MCKENZIE; THENCE WITH THE WEST LINE OF MCKENZIE S. 11°50'51" W. 710.00' TO AN IRON ROD (OLD); THENCE S. 32°°57'29' W.121.02' TO THE POINT OF BEGINNING AND CONTAINING 64.53 ACRES MORE OR LESS.

Being the same property conveyed to Alfred O'Brien and Wife, Margaret

V. O'Brien from B.L. Snoody and Wife Lillian J. Snoody by a Warranty Deed as contained in Book 1780, Page 83 in the Register of Deeds Office for Davidson County.

Being the same property conveyed to Alfred O'Brien and Wife, Margaret V. O'Brien from Clayton Oliver DeMoss and Wife, Irene DeMoss by a Warranty Deed as contained in Book 2246, Page 441 in the Register of Deeds Office for Davidson County.

Being the same property conveyed to Alfred O'Brien and Wife, Margaret V. O'Brien from Irene DeMoss by a Warranty Deed as contained in Book 3677, Page 551 in the Register of Deeds Office for Davidson County.

Alfred O'Brien having died on July 23, 1972 and being survived by Margaret V. O'Brien who died on August 13, 2005. Ms. Mildred Counter and Ms. Carol Smith were appointed as the Co-Personal Representative of the Estate of Margaret V. O'Brien with a copy of Letters Testamentary attached hereto.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his/her/its heirs and/or successors and assigns, forever. The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 2nd day of October, 2007.



Mildred C. Counter
Mildred C. Counter
Personal Representative of
Estate of Margaret V. O'Brien

Virginia C. Smith
Virginia C. Smith
Personal Representative of
Estate of Margaret V. O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared Mildred C. Counter, the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 2nd day of October, 2007.

Ellen D. Johnson
Notary Public

My Commission Expires: 09-19-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared Virginia C. Smith, the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 28th day of September 2007.

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 28 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0

ELLEN D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mildred C. Counter

Mildred C. Counter
Personal Representative of
Estate of Margaret V. O'Brien

Subscribed and sworn to before me on this the 2nd day of October, 2007.

Ellen D. Johnson
Notary Public

My commission expires: 09-19-09

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

05P1435

To MILDRED CHARLINE COUNTER and VIRGINIA CAROL SMITH :

It appearing to the Court that MARGARET VIRGINIA O'BRIEN has died leaving a written will, in which you are appointed Co-Executrixs, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said MILDRED CHARLINE COUNTER and VIRGINIA CAROL SMITH to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this September 20, 2005 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to MILDRED CHARLINE COUNTER and VIRGINIA CAROL SMITH, Co-Executrixs of the estate of MARGARET VIRGINIA O'BRIEN deceased, and I do further certify that MILDRED CHARLINE COUNTER and VIRGINIA CAROL SMITH are still acting Co-Executrixs of the estate of MARGARET VIRGINIA O'BRIEN, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 20th day of Sept., 2005.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.