PERSONAL REPRESENTATIVE DEED

Davidson County DEEDWARR
Recvd: 10/29/07 12:13 7 pgs
Fees:37.00 Taxes:0.00
20071029-0127309

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:
Mildred C. Counter	Same as New	101-00-0
514 West Bend Drive	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 Representatives for the Estate of Margaret V. O'Brien and pursuant the performance of their duties as such (hereinafter called the "Grantor"), do transfer and convey unto **Mildred C. Counter** (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 SOUTH BY TRACT NO.2, ON THE EAST BY GAINIER, ON THE NORTH BY WOOLWINE AND PERKERSON AND ON THE WEST BY TRACT NO.3 AND BARNES, AND **DESCRIBED HEREIN AS TRACT 4** ACCORDING TO A BOUNDARY 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) THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER WITH TRACT NO.3;THENCE WITH THE EASTERLY LINE OF TRACT NO. 3 N.40°3 1 '44" W. 185.62' TO AN OLD UTILITY POLE; THENCE N. 64°41'54" W. 732.08' TO A POINT IN THE EASTERLY LINE OF LLOYD BARNES (INSTRUMENT #20030108-0003396 R.O.D.C., TN.) AND MARY SUDEKUM WOOLWINE, (BOOK 10657, PAGE 288 R.O.D.C., TN.); THENCE N. 42°57'38" W. 325.16' TO A FENCE CORNER TREE ON THE EASTERLY SIDE OF A BRANCH; SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE CROSSING SAID BRANCH AND A ROAD WITH THE SOUTHERLY LINE OF WOOLWINE N. 63°26'29" E. 1988.00' TO A 48"OAK TREE, SAID POINT BEING A COMMON CORNER WITH WOOLWINE AND ALBERT N. GAINIER AND MARY MCGRAFT, (INSTRUMENT #20040602-0064458 R.O.D.C. TN.); THENCE WITH GAINIER AND A FENCE S. 87°10'14" E. 247.00' TO AN IRON ROD (NEW)IN FENCE; THENCE N. 72°14'27" E. 258.00' TO A FENCE CORNER TREE NEAR THE TOP OF BLUFF; THENCE WITH SAID FENCE AND THE WESTERLY LINE OF GAINIER S.17° 58'40" E. 473.00' TO AN IRON ROD (NEW) AT A FENCE INTERSECTION; SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE NORTHERLY LINES OF TRACT NO.2 S. 44° 014'17" W. 1087.79' TO AN IRON ROD (OLD); THENCE S. 70°53'52" W. 324.22' TO AN IRON ROD (NEW); THENCE S. 48°03'54" W. 466.84' TO THE POINT OF BEGINNING AND CONTAINING43.63 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A 20' INGRESS-EGRESS EASEMENT TO RIVER ROAD PIKE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A ROAD BED, SAID POINT BEING N. 63°26'29" E. 48.00' FROM THE

NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE WITH THE CENTER OF SAID ROAD AND EASEMENT THE FOLLOWING TWO CALLS: THENCE N. 46°22'34" W. 388.00' TO A POINT; THENCE N. 77°22'49" W. 453.00' TO THE MARGIN OF RIVER ROAD PIKE AND THE TERMINUS OF SAID EASEMENT.

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 21 day of Sept., 2007.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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.

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.

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