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
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Davidson County DEEDWARR
Recvd: 06/04/08 16:06 4 pgs
Fees:22.00 Taxes:0.00
20080604-0057538

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: **John W. Brumbach, 175 Spalding Mill Road, Atlanta GA 30350-4523**

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

Map/Parcel No./Dist. **051-08-0-125.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DORIS S. BRUMBACH died 03 March 2008, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **08P-0728**; and

WHEREAS, at the time of her death, **DORIS S. BRUMBACK** left a paperwriting dated 23 March 1994, which was admitted to probate on 15 May 2007, as her Last Will and Testament and recorded in Will Book/page **08P-0728, Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, FRED A. BRUMBACH and JOHN W. BRUMBACH are the residual legatees under the paperwriting dated 23 March 1994; and

WHEREAS, FRED A. BRUMBACH is the duly appointed and acting Personal Representative of the Estate of **DORIS S. BRUMBACH,** deceased, under Letters Testamentary issued 15 May 2008;

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 **FRED A. BRUMBACH and JOHN W. BRUMBACH,** by and under

said Last Will and Testament of **DORIS S. BRUMBACH**, deceased, the undersigned, **FRED A. BRUMBACH**, Personal Representative of the Estate of **DORIS S. BRUMBACH**, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **FRED A. BRUMBACH and JOHN W. BRUMBACH**, tenants in common, their 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 **117 East Due West Avenue, 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 Grantees, **FRED A. BRUMBACH and JOHN W. BRUMBACH**, tenants in common, their successors and assigns, forever; and Grantor does covenant with the said Grantees 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 Executor's Deed on the 29 day of May 2008.

Fred A Brumbach

FRED A. BRUMBACH, Personal Representative of the Estate of **DORIS S. BRUMBACH**, 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 **FRED A. BRUMBACH** 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 **DORIS S. BRUMBACH**, 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 Madison, Tennessee, this 29th day of May 2008.

Notary Public

My commission expires: 3-21-09

DEBBIE TIGNOR STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF **TENNESSEE**
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is **$125,000.00.**

Fred A Brumbach Affiant

Subscribed and sworn to before me this 29th day of May 2008.

Notary Public

My commission expires 3-21-09

DEBBIE TIGNOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A

Map/Parcel No. **051-08-0-125.00**
Field Book No. _____
117 East Due West Avenue
Madison TN 37115

Land in **Davidson** County, Tennessee, being Lot "D" on the Map of Due West, Montague Subdivision, as of record in Book 421, page 152, Register's Office for said County.

Said Lot "D" fronts 100 feet on the northerly side of Belle Camp Highway (now known as East Due West Avenue) and runs back 188.7 feet on the westerly line and 182.1 feet on the easterly line to an alley, measuring 100.2 feet thereon.

Being the same property conveyed to **Frank P. Brumbach, III, and wife, Doris S. Brumbach**, by Deed from **Flem Thomas Pigue and wife, Mary Ellen Pigue**, and shown of record in Book **3846**, page **293**, Register's Office for **Davidson** County, Tennessee.

Frank P. Brumbach, III, predeceased Doris S. Brumbach on 10 June 1989.

DORIS S. BRUMBACH died 03 March 2008, leaving a Last Will and Testament which was admitted to probate on 15 May 2008, and is shown of record as **08P-0728, Seventh** Circuit Court, **Davidson** County, Tennessee.

This Deed is evidence of distribution of the above-described real property to **FRED A. BRUMBACH and JOHN W. BRUMBACH**, beneficiaries by and under the Last Will and Testament of **DORIS A. BRUMBACH**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***