Davidson County DEEDWARR
Recvd: 07/03/08 12:15 2 pgs
Fees:12.00 Taxes:0.00

20080703-0068994

THIS INSTRUMENT PREPARED BY:
Eric E. Rogers, Esq.
P.O. Box 190482
Nashville, TN 37219-0482

FROM: Olivia Blackman, Administratrix CTA of The Estate of Martha Pearl Ruddock, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 07P-1977 ("GRANTOR")

TO: Episcopal Diocese of Tennessee ("GRANTEE")

NEW OWNER AND

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
1311 Jefferson Street Nashville, TN 37208	Episcopal Diocese of Tennessee 50 Vantage Way Nashville, TN 37228	08116044100

ADMINISTRATRIX'S DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100s Dollars ($10.00), cash in hand paid, Olivia Blackman, Administratrix CTA of The Estate of Martha Pearl Ruddock, has bargained and sold, and by these presents does transfer and convey unto the Episcopal Diocese of Tennessee, it successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being part of Lot No. 10 on the plan of Thos. Harding's 1st Addition to Nashville, as of record in Book No. 19, Page 241, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Jefferson Street, 29 feet Easterly from the Easterly margin of 14th Avenue, North, formerly Watkins Street; thence Southerly parallel with the Easterly margin of said Avenue, 100 feet; thence Easterly parallel with Jefferson Street, 29 feet; thence Northerly parallel with said Avenue 100 feet to the Southerly margin of said street, Westerly 29 feet to the beginning.

BEING the same property conveyed to Martha Ruddock (deceased) from Pearl Ruddock by deed of record in Book 1846, Page 231, in the Register's Office for Davidson County, Tennessee. This instrument conveys the interest in this property pursuant to the Last Will and Testament of Miss Martha Ruddock, recorded on 1/10/08 in Docket No. 07P-1977 in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee. The named beneficiaries, William E. Crawley and Mrs. Ernestine Hudson, have predeceased Miss Martha Ruddock. Said will is recorded simultaneously with this instrument, as Inst. No 20080703-0068991

This is improved property located at 1311 Jefferson Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Episcopal Diocese of Tennessee, its successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and she will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand, this 1ST day of July, 2008.

The Estate of Martha Pearl Ruddock

Olivia Blackman

Olivia Blackman, Administratrix, CTA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Olivia Blackman, duly authorized Administratrix CTA of The Estate of Martha Pearl Ruddock, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 1ST day of July, 2008.

Notary Public

ERICE. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/7/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $-0-.

Olivia Blackman

Affiant

Subscribed and sworn to before me this 1ST day of July, 2008.

Notary Public

ERICE. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/7/2011