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: 08/20/08 15:14 4 pgs
Fees:22.00 Taxes:0.00
20080820-0085717

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: **Rodney Louis O'Mara, 7840 Oscar Green Road, Primm Springs TN 38476, and Sharon O'Mara Goodwin, 1840 Neely's Bend Road, Madison TN 37115**

Name and Address of the person or entity responsible for payment of real property taxes: **Rodney Louis O'Mara, 7840 Oscar Green Road, Primm Springs TN 38476**

Map/Parcel No./Dist. **073-09-0-027.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WILLIAM THOMAS O'MARA died **30 August 2005**, and his estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **05P-1718**; and

WHEREAS, at the time of his death, **WILLIAM THOMAS O'MARA** left a paperwriting dated 19 October 1981, which was admitted to probate on **09 November 2005**, as his Last Will and Testament and recorded in Will Book/page **05P-1718**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, RODNEY LOUIS O'MARA and SHARON O'MARA GOODWIN are the residual legatees under the paperwriting dated 19 October 1981; and

WHEREAS, RODNEY LOUIS O'MARA is the duly appointed and acting Personal Representative of the Estate of **WILLIAM THOMAS O'MARA**, deceased, under Letters Testamentary issued **09 November 2005**;

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 **RODNEY LOUIS O'MARA and SHARON O'MARA GOODWIN**, by and under said Last Will and Testament of **WILLIAM THOMAS O'MARA**, deceased, the undersigned, **RODNEY LOUIS O'MARA** Personal Representative of the Estate of **WILLIAM THOMAS O'MARA**, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **RODNEY LOUIS O'MARA and SHARON O'MARA GOODWIN**, tenants in common, their heirs and assigns, hereinafter referred to as Grantees, 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 **2507 Cooper Lane, Nashville, Davidson County, Tennessee 37216**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **RODNEY LOUIS O'MARA and SHARON O'MARA GOODWIN**, their successors and assigns, a **one-half (1/2)** undivided interest each as tenants in common, 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 Grantees, their 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 13th day of August 2008.

RODNEY LOUIS O'MARA, Personal Representative of the Estate of **WILLIAM THOMAS O'MARA,** 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 **RODNEY LOUIS O'MARA,** 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 **WILLIAM THOMAS O'MARA,** 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 Nashville Tennessee, this 13th day of August 2008.

Fran James Notary Public

My commission expires: 1-3-2011

FRAN JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is **$145,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of August 2008.

Fran James Notary Public

My commission expires 1-3-2011

FRAN JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Map/Parcel No. **073-09-0-027.00**
Field Book No. _____
2507 Cooper Lane
Nashville TN 37216

Land in **Davidson** County, Tennessee, being Lot No. **32** on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for said County.

Lot No. **32** fronts 88 feet on the westerly side of Cooper Lane Highway and extends back between parallel lines 170 feet to a dead line.

Being the same property conveyed to **William T. O'Mara and wife, Frances D. O'Mara,** by Deed from **Edward N. Pennington and wife, Rose Lee Pennington,** and shown of record in Book **2199,** page **327,** Register's Office for **Davidson** County, Tennessee.

Frances D. O'Mara predeceased William T. O'Mara on 26 May 2002.

WILLIAM THOMAS O'MARA died 30 August 2005 leaving a Last Will and Testament which was admitted to probate on 09 November 2005, and is shown of record as **05P-1718, Seventh** Circuit Court, **Davidson** County, Tennessee.

WILLIAM THOMAS O'MARA is one and the same person as William T. O'Mara.

This Deed is evidence of distribution of the above-described real property to **RODNEY LOUIS O'MARA and SHARON O'MARA GOODWIN,** beneficiaries by and under the Last Will and Testament of **WILLIAM THOMAS O'MARA,** deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***