This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
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Davidson County DEEDWARR
Recvd: 01/22/09 12:15 4 pgs
Fees:22.00 Taxes:0.00
20090122-0005488

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: **REBECCA LYNN EVANS, 4979 Little Marrowbone Road, Ashland City TN 37015**

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

Map/Parcel No./Dist. **03600002100**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROBERT PERRY EVANS died 11 April 2007, and his estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **07P-2002**; and

WHEREAS, at the time of his death, **ROBERT PERRY EVANS** left a paperwriting dated 31 March 2003, which was admitted to probate on 11 September 2008, as his Last Will and Testament and recorded in Will Book/page **07P-2002**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, REBECCA LYNN EVANS is the residual legatee under the paperwriting dated 31 March 2003; and

WHEREAS, REBECCA LYNN EVANS is the duly appointed and acting Personal Representative of the Estate of **ROBERT PERRY EVANS**, deceased, under Letters Testamentary issued 11 September 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 **REBECCA LYNN EVANS**, by and under said Last Will and

Testament of **ROBERT PERRY EVANS**, deceased, the undersigned, **REBECCA LYNN EVANS**, Personal Representative of the Estate of **ROBERT PERRY EVANS**, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **REBECCA LYNN EVANS**, her 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 **4979 Little Marrowbone Road, Ashland City, Davidson County, Tennessee 37015**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **REBECCA LYNN EVANS**, her successors and assigns, forever; and Grantor does covenant with the said Grantee that she 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 herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her 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 14 day of January 2009.

Rebecca Lynn Evans

REBECCA LYNN EVANS, Personal Representative of the Estate of **ROBERT PERRY EVANS**, 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 **REBECCA LYNN EVANS** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of the Estate of **ROBERT PERRY EVANS**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing her name as Personal Representative.

Witness my hand and official seal at Davidson County, Nashville Tennessee, this 14th day of January 2009.

KATHERINE M. PRUITTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: August 23, 2011

STATE OF **TENNESSEE**
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer, is $94,800.00.

_____ Affiant

Subscribed and sworn to before me
this _____ day of _____ 2009.

_____ Notary Public

My commission expires _____

EXHIBIT A

Map/Parcel No. **03600002100**
Field Book No. _____
4979 Little Marrowbone Road
Ashland City TN 37015

Land in **Davidson** County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at a point in the center of Little Marrowbone Road and being the northeast corner of a large tract of land conveyed to A. B. Ricks and wife, Ella Mai Ricks, by Paul R. Jarrett and wife, Kathraine Styles Jarrett, of record in Book 1307, page 224, said Register's Office; thence with the center of Little Marrowbone Road, 614 feet to a point in center of said road with a poplar pointer; thence South 73-1/2° East 136 feet to the center of Little Marrowbone Creek opposite a beech pointer on west side of said creek; thence with the meanders of said creek in a northerly direction to the east boundary line of the said large tract of land; thence with said east boundary line, North 2° East 118 feet to the beginning, containing 3 acres, more or less.

INCLUDING but EXCLUDED therefrom is a strip of land fronting 190 feet on Little Marrowbone Creek Road, and running back between parallel lines with the north boundary line of said lands 136 feet, more or less, to the center of Little Marrowbone Creek.

Being the same property conveyed to **Robert Perry Evans** by Deed from **Henry Lee Demonbreun and Helen Marie Demonbreun** and shown of record in Book **6167**, page **384**, Register's Office for **Davidson** County, Tennessee.

ROBERT PERRY EVANS died 11 April 2007, leaving a Last Will and Testament which was admitted to probate on 11 September 2008, and is shown of record as **07P-2002**, **Seventh** Circuit Court, **Davidson** County, Tennessee.

Being the same property devised to **REBECCA LYNN EVANS** under the Last Will and Testament of **ROBERT PERRY EVANS** subject to the terms and conditions thereof.

This Deed is evidence of distribution of the above-described real property to **REBECCA LYNN EVANS**, beneficiary by and under the Last Will and Testament of **ROBERT PERRY EVANS**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***