BILL GARRETT, Davidson County
Trans:T20090030112 DEEDWARR
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Fees:12.00 Taxes:0.00
20090506-0041663

This Instrument Prepared By:
WATSON & ATKINS, P.C.
Steven T. Atkins
320 Franklin Street
Clarksville, TN 37041-1109

PATRICIA NEWTON PAGE, EXECUTRIX OF THE ESTATE OF JAMES K. CUFF

TO: EXECUTRIX'S DEED

PATRICIA NEWTON PAGE, ET AL

THIS DEED OF REALTY executed as of the 10 day of April, 2009, by Grantor, **PATRICIA NEWTON PAGE, Executrix of the Estate of JAMES K. CUFF,** to Grantees, **PATRICIA NEWTON PAGE and TIMOTHY CLEMENT CUFF.**

WITNESSETH;

THAT GRANTOR for One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantees, **PATRICIA NEWTON PAGE and TIMOTHY CLEMENT CUFF**, a ½ undivided interest each, as equal tenants in common, their heirs and assigns forever the decedent, James K. Cuff's interest in and to, certain realty situated in Davidson County, Tennessee, bounded and described as follows:

> Being Lot No. 3 on the Map of West Meade Farms, Section Three, as of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the northerly side of Haverford Drive and runs back between parallel lines 168 feet to a dead line.
>
> This being the same property conveyed to James K. Cuff, and wife, Alice Cuff, by deed dated August 20, 1958, executed by Dan W. Gregory, and wife, Janet W. Gregory, of record at Book 2802 page 203, Register's Office for Davidson County, Tennessee. Alice Cuff died February 22, 2007, leaving James K. Cuff as the surviving tenant by the entirety. James Kelton Cuff died December 20, 2007 and by his Will probated in the Chancery-Probate Court for Stewart County, Tennessee, Docket #P3-087 devised the above property to his children, Timothy Clement Cuff and Patricia Newton Page.

TO HAVE AND TO HOLD said real estate unto the said Grantees, **PATRICIA NEWTON PAGE and TIMOTHY CLEMENT CUFF**, a ½ undivided interest each, as equal tenants in common, their heirs and assigns forever.

THE GRANTOR COVENANTS that she is lawfully seised and possessed of said real estate, has a perfect right to convey same, that it is unencumbered, and that she will forever warrant and defend the title thereto unto the Grantees, a ½ undivided interest each, as equal tenants in common, their heirs and assigns forever, provided however, that said warranties are made by the

Grantor in her representative capacity only and not further or otherwise, subject however, to restrictive covenants of record at book 1851 page 258, Register's Office for Davidson County, Tennessee.

TAXES for the year 2009 will be assumed by the Grantees.

IN WITNESS WHEREOF, Grantor has hereunto signed this instrument on the day and date first herein written.

Patricia Newton Page Exec.
Patricia Newton Page, Executrix of the
Estate of James K. Cuff

STATE OF TENNESSEE)
)
COUNTY OF STEWART)

PERSONALLY appeared before me, Patricia Newton Page, Executrix of the Estate of James K. Cuff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument) and who acknowledged that she executed the within instrument as Executrix of the Estate of James K. Cuff for the purposes therein contained.

WITNESS my hand, at office, this the 10 day of April, 2009.

Notary Public

My commission Expires: April 20, 2011

NOTARY PUBLIC DORIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF STEWART

STATE OF TENNESSEE)
)
COUNTY OF STEWART)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount with the property would command at a fair voluntary sale.

Patricia N. Page
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this the 23 day April, 2009.

Notary Public

My Commission Expires: April 20, 2011

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF STEWART

Send Tax Bills To!
ADDRESS OF OWNER:
Patricia N. Page, et al
PO Box 694
Dover, TN 37058

MORTGAGEE:
N/A

TAX MAP # 116-13 PARCEL # 021.00, Lot 3, Sec 3 W Meade Farms

deeds\page, patricia6