THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

BILL GARRETT, Davidson County
Trans:T20090043474 DEEDWARR
Recvd: 06/30/09 08:27 2 pgs
Fees:13.00 Taxes:547.60
20090630-0060491

FOR IDENTIFICATION ONLY:
MAP AND PARCEL NUMBER 14616000700
DAVIDSON County Assessor's Office
PROPERTY ADDRESS: 5103 TROUSDALE DRIVE, NASHVILLE, TN 37220

EXECUTOR'S DEED FROM: MICHAEL M. BOYD, EXECUTOR OF THE LAST WILL AND TESTAMENT OF SARA E. W. WILLIAMS

TO: JAMES MAYES

For and in consideration of the sum of ONE HUNDRED FORTY-EIGHT THOUSAND DOLLARS ($148,000.00) , cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, **MICHAEL M. BOYD, EXECUTOR OF THE LAST WILL AND TESTAMENT OF SARA E. W. WILLIAMS,** have this day bargained and sold and do hereby sell, transfer and convey all my right, title, interest, and estate in and to a certain tract of land hereinafter described to **JAMES MAYES,** his heirs and assigns, in fee simple forever.

To have and to hold unto the said grantee, his heirs and assigns, in fee simple.

The grantor covenants that SARA E. W. WILLIAMS (AKA SARA ELIZABETH W. WILLIAMS) , A SINGLE WOMAN, was lawfully seized and possessed of the granted realty at the time of her death, and that the undersigned has a good and lawful right to sell and convey the same; that the property is not encumbered except as herein stated; and that the grantor will forever warrant and defend the title thereto unto the said grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever. Any representations made herein by MICHAEL M. BOYD, EXECUTOR OF THE LAST WILL AND TESTAMENT OF SARA E. W. WILLIAMS is made in his representative capacity only, and not individually.

The realty conveyed is lying and situated in DAVIDSON County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot No. 22 on the Plan of Brentwood Hall, Section 3, as of record in Book 2133, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property and further described as follows: Beginning on the westerly margin of Trousdale Drive at the corner of Lots Nos. 21 and 22; thence with the line between said two lots, westwardly 181.5 feet to a point in the easterly line of Lot No. 19; thence with the line between Lots Nos. 19 and 22, northwestwardly 7 feet; thence North 19 deg. 23' East 93 feet; thence South 89 deg. 45' East 152.9 feet to the Westerly margin of Trousdale Drive; thence with same Southwardly 94.5 feet to the beginning.

This is the same property conveyed to SARA ELIZABETH W. WILLIAMS, by JAMES EDWARD BALLENTINE AND WIFE, ANNE ELIZABETH BALLENTINE, by deed dated August 26, 1963 of record in BOOK 3614 PAGE 633, Register's Office of Davidson County, Tennessee; said instrument is the source of the description of the property as used herein. The said SARA ELIZABETH W. WILLIAMS , THE SAME PERSON ALSO KNOWN AS SARA E. W. WILLIAMS, (an unmarried woman) died testate on DECEMBER 26, 2008 in Davidson County, Tennessee. The Last Will and Testament of SARA E. W. WILLIAMS was admitted to probate and is of record in the SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE on January 15, 2009 in Case No. 09P15, in the OFFICE OF RICHARD R. ROOKER, CLERK OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE. MICHAEL M. BOYD duly qualified as Executor under said Will, the terms of which grant him the authority to sell and convey the realty.

Possession of the realty will be given to grantee with delivery of this instrument. The 2009 realty taxes will be prorated between the parties and paid by grantee when due.

The realty is conveyed subject to the following:

1. Any existing easement for highway, road, or utility purposes which may affect the realty.
2. All matters expressed or implied noted on the PLAN OF BRENTWOOD HALL, SECTION 3, of record in BOOK 2133, PAGE 14, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
3. Subject to restrictive covenants appearing of record in BOOK 1788, PAGE 143, BOOK 2084, PAGE 409, AND BOOK 2098, PAGE 71, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. The property is conveyed in its "as is" condition.

This 26 day of June, 2009.

Michael M. Boyd
MICHAEL M. BOYD, EXECUTOR OF THE LAST WILL AND TESTAMENT OF SARA E. W. WILLIAMS

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, Patsy S. Hanson, a Notary Public in and for the County and State aforesaid, **MICHAEL M. BOYD, EXECUTOR OF THE LAST WILL AND TESTAMENT OF SARA E. W. WILLIAMS,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, acknowledged that he executed the within instrument for the purposes therein contained.

My commission expires: 3/1/2011

Witness my hand, at office, this 26th day of June, 2009.

Patsy S. Hanson
NOTARY PUBLIC

PATSY S. HANSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $148,000.00

James Mayes

Sworn to and subscribed before me this 26th day of June 2009.

Patsy S. Hanson
NOTARY PUBLIC

PATSY S. HANSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF PROPERTY OWNER & RESPONSIBLE FOR TAXES:
JAMES MAYES
ADDRESS: 1095 LAUREL KNOLL CT
BRENTWOOD TN 37027