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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BILL GARRETT, Davidson County
Trans:T20100013891 DEEDWARR
Recvd: 03/09/10 09:42 4 pgs
Fees:22.00 Taxes:0.00
20100309-0017966

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: **Jean Medley Wallace, 3412 Shellbark Drive, Whites Creek TN 37189**

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

Map/Parcel No./Dist. **082-09-0-260.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ETHELYN REGINA LINK died 21 April 2009, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **09P-0824**; and

WHEREAS, at the time of her death, **ETHELYN REGINA LINK** left a paperwriting dated **08 February 2004**, which was admitted to probate on **11 June 2009**, as her Last Will and Testament and recorded in Will Book/page **09P-0824**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, JEAN MEDLEY WALLACE is the duly appointed and acting Personal Representative of the Estate of **ETHELYN REGINA LINK**, deceased, under Letters of Authority issued 11 June 2009;

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 **JEAN MEDLEY WALLACE**, the undersigned, **JEAN MEDLEY WALLACE**, in her capacity as Personal Representative of the Estate of **ETHELYN REGINA LINK**, deceased, and not otherwise, hereinafter referred to as Grantor, has bargained and sold and

by these presents does hereby transfer and convey to **JEAN MEDLEY WALLACE**, 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 **1220 Seventh Avenue, North, Nashville, Davidson County, Tennessee 37208**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JEAN MEDLEY WALLACE**, 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 28 day of January 2010.

Jean Medley Wallace

JEAN MEDLEY WALLACE, Personal Representative of the Estate of **ETHELYN REGINA LINK**, 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 **JEAN MEDLEY WALLACE** 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 **ETHELYN REGINA LINK**, 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 Nashville, Tennessee, this 28th day of January 2010.

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 **$354,500.00.**

Jean Medley Wallace
Affiant

Subscribed and sworn to before me
this 28th day of January 2010.

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. 082-09-0-260.00
Field Book No. _____
1220 Seventh Avenue, North
Nashville TN 37208

Land in Davidson County, Tennessee, being more particularly described as follows.

Being the Southerly 52 feet of Lot No. 113 on the Plan of D. T. McGavock's First Addition to Nashville as shown of record in Book No. 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 113 fronts 52 feet on the easterly side of Seventh Avenue, North, formerly Vine Street, and runs back 175 feet between parallel lines with the northerly line of Lot No. 112 on said plan to an alley.

Being the same property conveyed to **HARRY L. LINK, SR., and wife, HELEN LINK**, by Deed from **Mrs. Ellen B. Woodring Tucker, et al**, as shown of record in Book **1102**, page **99**, Register's Office for **Davidson** County, Tennessee.

Helen Link and Helen Catignani Link were one and the same person.

Helen Catignani Link died 29 August 1953.

Harry L. Link, Sr. and Harry Link were one and the same person.

Harry L. Link, Sr. died 29 April 1966, leaving a Last Will and Testament dated 07 January 1964, which was admitted to probate in the Probate Court, Davidson County, Tennessee, on 17 June 1966, under Rule No. 49334 as shown of record in Will Book 86, page 151, Probate Court Clerk, Davidson County, Tennessee. Ethelyn Regina Link was the sole legatee under said Last Will and Testament.

Ethelyn Regina Link and Regina Link were one and the same person.

ETHELYN REGINA LINK died 21 April 2009, and her Estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, under Case No. **09P-0824**.

This Deed is evidence of distribution of the above-described real property to **JEAN MEDLEY WALLACE** who is a beneficiary by and under the Last Will and Testament of **ETHELYN REGINA LINK**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***

This description has been copied from previous deeds.