BILL GARRETT, Davidson County
Trans:T20100028648 DEEDQC
Recvd: 05/12/10 14:48 5 pgs
Fees:27.00 Taxes:0.00
20100512-0036613

This instrument prepared by
FRED W. BEESLEY, JR.
404 James Robertson Parkway, Ste 1720
Nashville, TN 37219-1510
Phone 615/244-0554
FAX 615/244-1229

Grantee:
Steven R. Porter
1166 Greenland Avenue
Nashville, TN 37216

Map & Parcel: 61 - 12 - 205

Mortgagee: None

Send Tax Notice To:
Steven R. Porter
1166 Grennland Avenue
Nashville, TN 37216

Grantor: Estate of Virginia Porter McWhirter
Charles E. Porter, Executor
12212 Old Hickory Blvd.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is -ZERO-.

Steven R. Porter
Grantee

Subscribed and sworn to before me, this the 10th day of May, 2010.

Notary Public

My commission expires: My Commission Expires November 7, 2011

NICOLE J. LEMASTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

# EXECUTOR'S DEED TO 1166 GREENLAND AVENUE, NASHVILLE, TN 37216

For no consideration whatsoever and pursuant to the terms of the Last Will and Testament of **Virginia P. McWhirter, who died February 2, 2009,** of record at the Davidson County Probate Court, Case 09 P-295, **Charles E. Porter, Executor** of said estate, does hereby **transfer and convey unto the son of the decedent, Steven R. Porter,** and his heirs, executors and assigns, forever, as a part of his rightful distribution under the terms of said Will, all of the Estate's right, title and interest (if any) in an improved tract of land situated in Davidson County, Tennessee, and shown at Map 61-12, Parcel 205, Register's Office for Davidson County (RODC), located at 1166

Greenland Avenue, Nashville, TN 37216 and described as follows:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 34 and the westerly 32 ½ feet of Lot No. 36 on the Subdivision Plat of Greenland Tract, a plan of which is of record in Book 421, Page 40, RODC.

Said parts of said lots adjoin and front together 67 ½ feet on the southerly side of Greenland Avenue and run back between parallel lines 440 feet to a dead line.

Being the same improved property vested in **Clyde S. McWhirter** as the surviving tenant by the entirety created by the deed to Clyde S. McWhirter and wife, Gladys M. McWhirter, from J. S. Jones and wife, Mary Frances Jones and Charles R. Land and wife, Ann Gray Land, of record in Book 2092, Page 521, RODC, the said Gladys M. McWhirter having died on November 5, 1976, in Davidson County, of record in TN Dept. Public Health File No. 76 037528.

Being the same property conveyed by Executor's Warranty Deed (Exhibit A) to **Virginia P. McWhirter** by Virginia McWhirter, Executor of the Estate of Clyde S. McWhirter who died on February 21, 1985, of record in the Probate Court for Davidson County, TN File No. 76588, and of record at Book 6760, Page 666, RODC.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**Witness my hand** this 10 day of May, 2010.

Charles E. Porter

Charles E. Porter, Executor
Estate of Virginia P. McWhirter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Charles E. Porter, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had authority and that he executed the within instrument (Executor's Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 10th day of May, 2010.

Nicole Jo Mattox

Notary Public

My Commission Expires: MY COMMISSION EXPIRES November 7, 2011

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ATTACHMENT:

Exhibit A Clyde S. McWhirter's Executor's Warranty Deed to Virginia P. McWhirter

EXECDEEDPorter09.918

THIS INSTRUMENT PREPARED BY:

Gary J. Mitchell
Switzer, Mitchell & Allen
213 Fifth Avenue, North
Suite 200
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

x Virginia McWhirter
AFFIANT

Sworn to and subscribed before me, this 23rd day of December, 1985,

Sandra Lee Brewer
NOTARY PUBLIC

My Commission Expires: 11-7-87

FROM: Estate of CLYDE STARR MCWHIRTER, Virginia McWhirter, Executor

TO: VIRGINIA P. MCWHIRTER

Send tax bills to:
Virginia P. McWhirter
1166 Greenland Avenue
Nashville, TN 37216

Map & parcel - 61-12 205

EXECUTOR'S WARRANTY DEED

CLYDE STARR MCWHIRTER died on February 21, 1985, leaving a will dated August 18, 1978. The will was admitted to probate on May 29, 1985 in the Probate Court of Davidson County, Tennessee, Docket Number 76588. The will named Virginia McWhirter as executor and the executor was duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number NT 37210. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Clyde Starr McWhirter, the said Virginia McWhirter, Executor, does hereby transfer and convey unto VIRGINIA P. MCWHIRTER all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 34 and the westerly 32 1/2 feet of lot No. 36 on the subdivision of part of Greenland Tract, a plan which is of record in book 421, page 40, Register's Office for Said County.
>
> Said parts of said lots adjoin and front together 67 1/2 feet on the southerly side of Greenland Avenue and run back between parallel lines 440 feet to a dead line.
>
> Being the same property vested in Clyde S. McWhirter as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to Clyde S. McWhirter and wife, Gladys M. McWhirter, from J. S. Jones and wife, Mary Frances Jones and Charles R. Land and wife, Ann Gray Land, of record in book 2092, page 521, Register's Office for Davidson County, Tennessee, the said Gladys M. McWhirter having died on November 5, 1976, in Davidson County, Tennessee (Tennessee Department of Public Health file number 76 037528).

This is improved property known as 1166 Greenland Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the property to Virginia McWhirter her successors and assigns, forever in fee simple; and I, in the capacity of executor only, warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

Witness my hand at Nashville, Tennessee this 23rd day of December, 1985.

ESTATE OF CLYDE STARR MCWHIRTER

BY: x Virginia McWhirter Exec.
VIRGINIA MCWHIRTER, EXECUTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra Lee Brazelton, a Notary Public in and for said County and State, the within named Virginia McWhirter, Executor of the Estate of Clyde Starr McWhirter, the Bargainor, with whom I am personally acquainted and who acknowledged that she as such Executor executed the within instrument for the purposes therein contained in the name of said Estate.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1985.

Sandra Lee Brazelton
NOTARY PUBLIC

SANDRA LEE BRAZELTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-1-87

68144

IDENTIFICATION REFERENCE

JAN 13 9 37 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN