THIS TRANSFER IS EXEMPT FROM
RECORDING TAX PURSUANT TO
T.C.A § 67-4-409(a)(3)

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

DEED OF EXECUTRIX

Address of New Owner
Tammy J. Ingram
84 Jonell Drive
Nashville, TN 37210

Debbie L. McKinney
517 Solomon Drive
Franklin, TN 37064

Send Tax Bills To:
Same

Map and Parcel
093 11 0 215.00

BILL GARRETT, Davidson County
Trans:T20100030213 DEEDWARR
Recvd: 05/19/10 13:41 3 pgs
Fees:17.00 Taxes:0.00
20100519-0038717

WITNESSETH

We, **Debbie L. McKinney and Tammy J. Ingram, Co-Executrixes of the Last Will and Testament of Carl D. Menser dated October 20, 2006**, hereinafter called the "Grantors," by these presents do hereby transfer and convey unto **Tammy J. Ingram**, a twenty-five percent (25%) interest as Tenant-in-Common, and **Debbie L. McKinney**, a twenty-five percent (25%) interest as Tenant-in-Common, hereinafter called the "Grantees," in a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of the subdivision of Lots Nos. 32, 33, and 34 of an unregistered plan of the University of Nashville Lots, as of record in Minute Book "G", page 440, Chancery Court at Nashville.

Said Lot No. 4 fronts 40 feet on the easterly side of Academy Place, formerly Asylum Street, and runs back between parallel lines, with the southerly margin of an alley, 160 feet to another alley.

(Description from prior deed of record.)

Being the same property conveyed to Carl Douglas Menser and Doris Menser Blackman by Warranty Deed from Verlie Starnes, a widow, dated December 23, 1965, of record in Book 4002, page 508, Register's Office, Davidson County, Tennessee. Carl D. Menser died on September 14, 2009, resulting in his one-half (1/2) interest herein conveyed being administered as part of his probate estate in

accordance with Paragraph B of Article VI of the Last Will and Testament of Carl D. Menser dated October 20, 2006.

This is improved property known as 18 Academy Place, Nashville, TN 37210.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever;

AND the said **Debbie L. McKinney and Tammy J. Ingram**, in their capacity as Co-Executrixes under the Last Will and Testament of Carl D. Menser, deceased, filed in Davidson County Probate Court as Case No. 10P13, do hereby covenant with the Grantee that as such Co-Executrixes they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

AND as such Co-Executrixes they do further covenant and bind themselves to warrant and forever defend the title to the said real property to the said Grantee, and its heirs and assigns, against the lawful claims of all persons claiming by or through said Co-Executrixes.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10 day of May, 2010.

Debbie L. McKinney

Debbie L. McKinney, Co-Executrix

Tammy J. Ingram

Tammy J. Ingram, Co-Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Debbie L. McKinney, Co-Executrix of the Last Will and Testament of Carl D. Menser,** deceased, with whom I am personally acquainted and who acknowledged that as such Co-Executrix, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 10 day of May, 2010.

Barbara J Risner
Notary Public

BARBARA J. RISNER NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

My Commission Expires:
May 6, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Tammy J. Ingram, Co-Executrix of the Last Will and Testament of Carl D. Menser,** deceased, with whom I am personally acquainted and who acknowledged that as such Co-Executrix, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 10 day of May, 2010.

Barbara J Risner
Notary Public

BARBARA J. RISNER NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

My Commission Expires:
May 6, 2013