BILL GARRETT, Davidson County
Trans:T20100030213 DEEDWARR
Recvd: 05/19/10 13:41 3 pgs
Fees:17.00 Taxes:0.00
20100519-0038718

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	Send Tax Bills To:	Map and Parcel
Tammy J. Ingram 84 Jonell Drive Nashville, TN 37210	Same	119 02 0 207.00

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**, hereinafter called the "Grantee," all of the rights, title and interest in and to a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 145 on the Plan of Sterling Heights, Section 5, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 145 fronts 80.0 feet on the westerly side of Jonell Drive and runs back 200.0 feet on the northerly line and 127.0 feet on the southerly line to a dead line, measuring 123.0 feet thereon.

(Description from prior deed of record.)

Being the same property conveyed to Carl D. Menser and wife, Margaret A. Menser by Warranty Deed from Joe L. Wright and wife, Mary Howell Wright, dated October 31, 1961, of record in Book 3310, page 429, Register's Office, Davidson County, Tennessee. Margaret A. Menser died on February 19, 2005, resulting in the property being vested in Carl D. Menser as surviving tenant by the entirety. Carl D. Menser died on September 14, 2009, resulting in the 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 84 Jonell Drive, Nashville, Tennessee 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

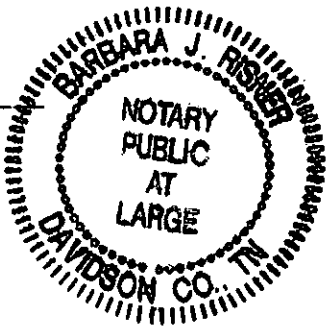
My Commission Expires:
May 6, 2013

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



My Commission Expires:
May 6, 2013