BILL GARRETT, Davidson County
Trans:T20100040814 DEEDWARR
Recvd: 07/02/10 12:54 2 pgs
Fees:13.00 Taxes:473.60
20100702-0052171

This Instrument Prepared by:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON, BARRETT & HERBERT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 37957

EXECUTRIX'S DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND AND 00/100 ($128,000.00) DOLLARS, cash in hand paid by BOBBY J. NEIGHBORS and wife, DONNA F. NEIGHBORS, receipt of which is hereby acknowledged, I, JACQUELINE CHRISTINE HALLORAN, Executrix of the ESTATE OF LOY EUGENE HARDAWAY, deceased, acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of LOY EUGENE HARDAWAY, deceased, and by Order Establishing Lost Will filed at Docket No. 10P-1002, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville, Tennessee, have bargained and sold, and by these presents do transfer and convey unto BOBBY J. NEIGHBORS and wife, DONNA F. NEIGHBORS, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, BEING Lot No. 116 on the Plan of Hillbrook, Section 3, of record in Book 3300, Page 84, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Loy Eugene Hardaway and wife, Maggie L. Hardaway, by deed from Craig S. Keen and wife, Elesha A. Keen, dated August 12, 1994, and of record in Book 9437, Page 938, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Loy Eugene Hardaway upon the death of his wife, Maggie L. Hardaway, deceased, by reason of their tenancy by the entirety.
>
> This conveyance is subject to all matters shown on plat of record in Book 3300, Page 84, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to an ingress/egress and encroachment easement of record in Book 9437, Page 941, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Willow Lane.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BOBBY J. NEIGHBORS and wife, DONNA F. NEIGHBORS, their heirs and assigns, forever. And I do covenant with the said BOBBY J. NEIGHBORS and wife, DONNA F. NEIGHBORS that as such Executrix, I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2010 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further

covenant and bind myself, my successors and representatives, that as such Executrix, but not further or otherwise, I will warrant and forever defend the title to said land to the said BOBBY J. NEIGHBORS and wife, DONNA F. NEIGHBORS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 29th day of June, 2010.

ESTATE OF LOY EUGENE HARDAWAY

BY: Jacqueline Christine Halloran Executrix
JACQUELINE CHRISTINE HALLORAN, Executrix 6-29-2010

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JACQUELINE CHRISTINE HALLORAN, Executrix of the ESTATE OF LOY EUGENE HARDAWAY, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of June, 2010.

NOTARY PUBLIC

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

My Commission Expires: 9-13-10

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $128,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Melody E Laxton
AFFIANT

Sworn to and subscribed to before me this 29th day of June, 2010.

Joyce Jordan
NOTARY PUBLIC

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 9-19-12

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Tax Map ID: 14801004400 ADDRESS OF NEW OWNERS:
Mr. and Mrs. Bobby Neighbors
255 Willow Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Bobby + Donna Neighbors
255 Willow Lane
Nashville, TN 37211