EXECUTOR'S DEED

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100043467 DEEDWARR
Recvd: 07/15/10 14:22 2 pgs
Fees:13.00 Taxes:684.13
20100715-0055618

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
KING, TURNBOW & BRISBY – 203 Third Avenue South, Franklin TN 37064 – (615) 794-55[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Jerkins and Amanda Jerkins	~~Same~~ Mortgage Investors Group	16103004300
(NAME)	(NAME)	
5013 Wilkerson Drive	8320 E. Walker Springs Ln. #200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Carolyn Boulton Cantrell and Rita Kathleen Boulton Sorrow, Devisees under the will of John D. Boulton**, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto **Stephen Jerkins and wife, Amanda Jerkins**, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 23, on the plan of Wilkerson Heights, of record in Plat Book 2900, Page 63, said Register's Office, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to John D. Boulton and wife, Lucille R. Boulton by Warranty Deed from Huskey & Johnson Contractors, Inc. as recorded in Book 3342, page 215 on February 16, 1962, Register's Office for Davidson County, Tennessee.
>
> The said Lucille R. Boulton having died on 10/02/2009 and her interest in said property conveying to her husband, John D. Boulton. The said John D. Boulton having died on January 28, 2010 and pursuant to the terms of his Last Will and Testament of record in Davidson County Probate as Document No. 10P361, Davidson County, Tennessee, the subject property was devised to Nancy Carolyn Boulton Cantrell and Rita Kathleen Boulton Sorrow.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we, **Nancy Carolyn Boulton Cantrell and Rita Kathleen Boulton Sorrow, Devisees under the will of John D. Boulton**, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following:

(a) 2010 Davidson County taxes have been prorated at closing and will be paid in full by Grantee when due and payable.
(b) Subject to any and all matters on a plan of record of Wilkerson Heights as recorded in Plat Book 2900, page 63, Register's Office for Davidson County, Tennessee.

(c) Subject Last Will and Testament Filed on March 05, 2010 in the 7th Circuit Court for Davidson County, Tennessee and the Petition to Admit Will into Probate the Estate of the John D. Boulton Estate as recorded as Document No. 10P361, page 15, as recorded on March 05, 2010, Register's Office of Davidson County, Tennessee.

And, as the Co-Executrices of the Estate of John D. Boulton, but no further or otherwise, we do further covenant and bind ourselves and our successors, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this the 7th day of July, 2010.

ESTATE OF JOHN D. BOULTON

Nancy Carolyn Boulton Cantrell
By: Nancy Carolyn Boulton Cantrell

Rita Kathleen Boulton Sorrow
By: Rita Kathleen Boulton Sorrow

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Nancy Carolyn Boulton Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Co-Executrix of the Estate of John D. Boulton, and that she executed the foregoing instrument for the purposes therein contained on behalf of the said Estate of John D. Boulton, being authorized so to do.

Witness my hand and seal at Franklin, Tennessee, this the 7th day of July, 2010.

NOTARY PUBLIC

COLLEEN C. STRACENER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-02-2013

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Nancy Carolyn Boulton Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Co-Executrix of the Estate of John D. Boulton, and that she executed the foregoing instrument for the purposes therein contained on behalf of the said Estate of John D. Boulton, being authorized so to do.

Witness my hand and seal at Franklin, Tennessee, this the 7th day of July, 2010.

NOTARY PUBLIC

COLLEEN C. STRACENER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-02-2013