This instrument was prepared by:

James N. Bryan, Jr.
211 Third Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.0

Susan Dianne Grooms
Affiant, Susan Dianne Grooms

Sworn to and subscribed before me this 30th day of September, 2010.

Janice D. Nero
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
MARCH, 07, 2011

Janice D. Nero
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills to:	Map-Parcel Number
Susan Dianne Grooms 238 Myhr Green Nashville, TN 37221	Same	142-07-0-C-045.00

Davidson County DEEDWARR
Recvd: 10/19/10 10:09 4 pgs
Fees:22.00 Taxes:0.00
20101019-0083550

EXECUTOR'S DEED

Mildred Elizabeth Grooms died on October 8, 2008, leaving a Will dated December 6, 2007. The Will was admitted to Probate on July 2, 2010, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being Docket No. 10P-1056. The Will named Susan Dianne Grooms as the Executrix and the Executrix was duly qualified and Letters Testamentary issued. All debts of the Decedent have now been paid. In accordance with the provisions of the Will of Mildred Elizabeth Grooms, Susan Dianne Grooms, Executrix of the Estate of Mildred Elizabeth Grooms, for and in consideration of the sum of $1.00, cash in had paid, the receipt and sufficiency of which is hereby duly acknowledged, has bargained and sold and by these presence do transfer and convey unto Susan Dianne Grooms, hereafter called the grantee, her heirs, successors and assigns a certain parcel of land in Davidson County, Tennessee,

described as follows:

> Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, of record in Book 6900, Page 24, as revised in Book 6900, Page 978, and in Book 7184, Page 112, said Register's Office, and as established by a Master Deed of record in Book 7184, Page 71, amended in Book 7482, Page 279, and Book 7482, Page 312, Register's Office for said County, to which Master Deed reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mildred E. Grooms, by deed from Barbara J. Pruitt and Sandra Faye Holden, Heirs at Law of Elizabeth Rather and Devisees under the Last Will and Testament of Elizabeth Rather in instrument number 20031017-0154321, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 238 Myhr Green, Nashville, TN 37221.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed my hand this 30th day of September, 2010.

Estate of Mildred Elizabeth Grooms

By: Susan Dianne Grooms Executrix
Susan Dianne Grooms, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county, Susan Dianne Grooms, Executrix, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand at office, this 30th day of September, 2010.

Jannie D. Nero
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH, 07, 2011

Jannie D. Nero
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, James N. Bryan, Jr, do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Monterroso, a notary public for this county and state, James N. Bryan, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Monterroso
Notary Public

My Commission Expires 3-10-12

AMY MONTERROSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012