NEW OWNER :
MARILYN A. CLEMMONS
526 FOUNDRY DR
NASHVILLE, TN 37209

SEND TAX BILLS TO:
MARILYN A. CLEMMONS
526 FOUNDRY DR
NASHVILLE, TN 37209

Parcel ID 091 06 0 240.00

Space for Recorder's Stamp

Davidson County DEEDQC
Recvd: 02/24/11 14:29 4 pgs
Fees:22.00 Taxes:0.00
20110224-0015326

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS that **Wanda June Clemmons Williams,** the duly appointed Executrix, a copy of her Letters of Testamentary being attached hereto as *Exhibit A*, of the Estate of Ruth Carlettie Hickman, deceased, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 06P1375, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Ruth Carlettie Hickman, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, and recorded as Docket No. 06P1375 on August 30, 2006, Probate Court Clerk's Office for said county, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **Marilyn Annette Hickman Clemmons**, her heirs and assigns, all her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows,

to-wit:

Being the house and lot located at Lot 1424, Block 22, on the Map of West Nashville, Plan No. 2, as of record in Plat Book # 57, Page 172, Register's Office of Davidson County, Tennessee.

Said Lot fronts 35 feet on the south side of Louisiana Avenue and runs back between parallel lines along the east margin of 56th Avenue North 150 feet to an alley.

Being the same property conveyed to Ruby Reynolds and Ruth C. Hickman, by deed of record dated October 19, 1982, found in Deed Book 7382, Page 831; Being the same property conveyed to Ruth C. Hickman, by deed of record dated November 2, 1963, found in Deed book 3647, Page 531; and Being the same property conveyed to Vester Hickman and Ruby Reynolds by deed of record dated March 9, 1948, found in Deed Book 77, Page 231.

Ruby Reynolds, having a life estate in said property with the fee simple remainder in Ruth C. Hickman, predeceased Ruth C. Hickman on December 24, 1991 in Davidson County, Tennessee.

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

WITNESS my hand this 15th day of July, 2009.

GERALDINE TOG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Wanda June Clemmons Williams
WANDA JUNE CLEMMONS WILLIAMS,
Executrix for the Estate of Ruth C. Hickman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Wanda June Clemmons Williams, Executrix of the Estate of Ruth C. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2009.

NOTARY PUBLIC

My Commission expires: 3/7/2011

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Copy

SEVENTH CI..UIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

06P1375

To WANDA JUNE CLEMMONS WILLIAMS :

It appearing to the Court that RUTH CARLETTIE REYNOLDS HICKMAN has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said WANDA JUNE CLEMMONS WILLIAMS to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court at office, this August 30, 2006 .

Richard R. Rooker, Clerk

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to WANDA JUNE CLEMMONS WILLIAMS, Executrix of the estate of RUTH CARLETTIE REYNOLDS HICKMAN deceased, and I do further certify that WANDA JUNE CLEMMONS WILLIAMS is still acting Executrix of the estate of RUTH CARLETTIE REYNOLDS HICKMAN, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the _____ day of _____, 20___.

Richard R. Rooker, Clerk

_____ D.C.