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Bk 31-B
S+R
LRK

This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
150 Third Avenue South, Suite 1100
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110022497 DEEDWARR
Recvd: 04/15/11 16:23 5 pgs
Fees:27.00 Taxes:0.00
20110415-0029456

CO-EXECUTORS' DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
c/o Thomas W. Neel, Jr.	SAME	Map147-12, Parcel 43
355 Haywood Lane		Map 147-12, Parcel 42
Nashville, TN 37211		

WHEREAS, Thomas Wallace Neel, Sr. (the "Decedent") died on April 2, 2010, and Decedent's Last Will and Testament, dated July 14, 2006, with a First Codicil dated September 11, 2009, (the "Will"), was admitted to probate on April 13, 2010, as File No. 10P-604 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division (the "Court");

WHEREAS, Patricia N. Fort, Barbara N. Robinson, and Thomas W. Neel, Jr. are the duly appointed Co-Executors (the "Co-Executors") of the Decedent's Estate (the "Estate") under the Will, and, as Co-Executors, are authorized to transfer estate assets in accordance with the Decedent's Will; and

WHEREAS, the Co-Executors desire to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Patricia N. Fort, Barbara N. Robinson and Thomas W. Neel, Jr. (the "Beneficiaries") in order to settle matters of the Estate in accordance with the terms of the Will;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Co-Executors hereby transfer and convey all of the Co-Executors' right, title and interest in the Property to Patricia N. Fort (an undivided 1/3 interest), Barbara N. Robinson (an undivided 1/3 interest) and Thomas W. Neel, Jr. (an undivided 1/3 interest), their heirs, successors and assigns.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their heirs, successors and assigns, forever; and the Co-Executors hereby transfer, assign, and set over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Co-Executors' warranties to the maximum extent that they can or should do as Co-Executors, but not further or otherwise.

IN WITNESS WHEREOF, the Co-Executors have executed this instrument this 14th day of April, 2011.

Patricia N. Fort

Patricia N. Fort, Co-Executor
Estate of Thomas W. Neel, Sr.

Barbara N. Robinson

Barbara N. Robinson, Co-Executor
Estate of Thomas W. Neel, Sr.

Thomas W Neel Jr

Thomas W. Neel, Jr., Co-Executor
Estate of Thomas W. Neel, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Patricia N. Fort, who upon oath acknowledged that she is a Co-Executor of the Estate of Thomas W. Neel, Sr., deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of April, 2011.

Rita McQuerry

Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Barbara N. Robinson, who upon oath acknowledged that she is a Co-Executor of the Estate of Thomas W. Neel, Sr., deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of April, 2011.

Rita McQuerry
Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Thomas W. Neel, Jr., who upon oath acknowledged that he is a Co-Executor of the Estate of Thomas W. Neel, Sr., deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of April, 2011.

Rita McQuerry
Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Thomas W Neel
Affiant

Subscribed and sworn to before me this 14 day of April, 2011.

Rita McQuerry
Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

EXHIBIT A
Property Description

355 Haywood Lane:
Map 147-12/Parcel 43

Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of H. E. Bernal's "Haywood Heights" Subdivision and described according to a survey made by Geo. W. Watkins, Surveyor, in April 1950, as follows:

BEGINNING at a point in the center of Haywood Lane at the corner of Lots 21 and 22; thence with the line between said Lots, South 3 degrees 30' East 1024.8 feet to a point; thence North 89 degrees West 140 feet to the corner of Lots 22 and 23; thence with the line between said lots, North 3 degrees 50' West 1035.0 feet to the center of Haywood Lane; thence with the center line of the same, easterly 150 feet to the beginning, containing 3.40 acres.

Being the same property conveyed to Thomas W. Neel and wife, Frances M. Neel, of record at Book 2499, page 553, Register's Office for Davidson County, Tennessee. Frances M. Neel died vesting title in Thomas W. Neel. Thomas W. Neel has since died vesting title in his Co-Executors.

4810 Raywood Lane:
Map 147-12/Parcel 42

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 23 on the unrecorded plan of H. E. Bernal's Haywood Heights Subdivision, and described according to a survey made by George W. Watkins, Surveyor, in April, 1950, as follows:

BEGINNING at a point in the center of Haywood Lane at the corner of Lots 22 and 23; thence with the line between said lots South 3 degrees 50' East 1035 feet to a point; thence North 89 degrees West 140 feet to the corner of Lots Nos. 23 and 24; thence with the line between said lots North 4 degrees 10' West 1045.2 feet to the center of Haywood Lane; thence with the center of said Haywood Lane, easterly 150 feet to the beginning, containing 3.43 acres.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following two tracts of land:

Tract 1: Land in the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 23 on the unrecorded plan of H. E. Bernal's Haywood Heights Subdivision, and described according to a survey made by George W. Watkins, Surveyor, dated March 19, 1958, as follows:

BEGINNING at a point in the center line of Haywood Lane at the corner of Lots 22 and 23; thence southerly with the line between said lots a distance of 325.4 feet to a point; thence across the back of said lot a distance of 147.2 feet to a point; thence in a northerly direction a distance

of 325.4 feet to the center of Haywood Lane; thence easterly along the center of Haywood Lane; a distance of 150 feet to the point of origin.

Being the same property conveyed to William C. Layne and wife, Marie J. Layne, by deed from Ranzy W. Peay and wife, Hazel G. Peay, of record in Book 2743, page 385, Register's Office for Davidson County, Tennessee.

Tract 2: Land in the 5th Civil District of Davidson County, Tennessee, being part of H. E. Bernal's Subdivision of part of Lot No. 23, Haywood Heights Subdivision, not of record, described as follows:

BEGINNING at a point in the easterly line of Lot No. 23, South 3 degrees 50' East 300 feet from the southerly margin of Haywood Lane; thence South 3 degrees 50' East 110 feet to an iron pin; thence South 89 degrees 49' West 144.21 feet to an iron pin; thence North 4 degrees 10' West 125.63 feet to an iron pin; thence South 84 degrees 09' East 147.2 feet to an iron pin at the point of beginning.

Being the same property conveyed to Joseph H. Mangum, et ux, by deed from Ranzy W. Peay and wife, Hazel G. Peay, of record in Book 3067, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas W. Neel and wife, Frances M. Neel, by deed from Ranzy W. Peay and wife, Hazel G. Peay, of record in Book 4296, page 191, Register's Office for Davidson County, Tennessee. Frances M. Neel died and vested title in Thomas W. Neel. Thomas W. Neel has since died and vested title in the Co-Executors of his Estate.