BILL GARRETT, Davidson County
Trans:T20110024750 DEEDWARR
Recvd: 04/27/11 13:14 4 pgs
Fees:22.00 Taxes:0.00
20110427-0032253

This Instrument Prepared by:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

PICK-UP

EXECUTOR'S DEED

Grantor:	**Daniel C. Geddie, Executor of Estate of June Kirk Geddie, Deceased**
Grantees:	**Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Family Trust Under Will of June Kirk Geddie; and** **Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Marital Trust Under Will of June Kirk Geddie**
County:	**Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Daniel C. Geddie, Trustee 1241 Vintage Place Nashville, TN 37215	**Map and Parcel No. (s):** 145-005-0-029.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this Executor's Deed for recording pursuant to T.C.A. § 67-4-409(a)(3)(D), which exempts this conveyance from transfer tax.

Daniel C. Geddie, Executor
Affiant

Subscribed and sworn to before me, this 21ST day of APRIL, 2011.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission Expires August 23, 2011.

THIS EXECUTOR'S DEED is executed on this 21ST day of APRIL, 2011, by the grantor hereunder, Daniel C. Geddie, who is the Executor of Estate of June Kirk Geddie, Deceased (referred to herein as the "Executor").

RECITALS:

WHEREAS, June Kirk Geddie (the "Decedent") died on June 3, 2009;

WHEREAS, at the time of her death, the Decedent owned the real property described in Exhibit A attached hereto (the "Property");

WHEREAS, on July 28, 2009, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, admitted to probate the Decedent's last will and testament (the "Decedent's Will"), Case No. 09P1156, and Daniel C. Geddie was qualified as Executor of the Estate of June Kirk Geddie, Deceased;

WHEREAS, the administration of the said estate having apparently been completed, the Decedent's estate was closed by order of the Court on September 2, 2010;

WHEREAS, by order of the Court, on April 21, 2011, the Decedent's estate was reopened and Daniel C. Geddie was granted Letters Testamentary to complete the administration of the Decedent's estate including conveying the Property to the beneficiaries described under the Decedent's Will;

WHEREAS, Section 8 of Article X of the Decedent's Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executor;

WHEREAS, Article IV of the Decedent's Will provides that the residuary estate shall pass to the Family Trust and the Marital Trust;

WHEREAS, the Decedent's debts and expenses of administration including taxes imposed upon the Decedent's estate have been paid in full; and

WHEREAS, the Bureau of Tenncare has issued its letter releasing the Estate from any obligation to it.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and to fulfill the bequests under the Decedent's Will, **Daniel C. Geddie, Executor of the Estate of June Kirk Geddie, Deceased,** the grantor hereunder ("Grantor"), has this day bargained and sold, and does hereby transfer and convey the property described in the attached Exhibit A to (i) **Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Family Trust Under Will of June Kirk Geddie,** as to a ninety-five percent (95%) undivided interest therein as tenant in common and (ii) **Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Marital Trust Under Will of June Kirk Geddie**, as to the remaining five percent (5%) undivided interest therein as tenant in common, the grantees hereunder (together, "Grantees").

TO HAVE AND TO HOLD the Property with appurtenances, estate, title and interest thereto belonging unto Grantees, Grantees' successors and assigns forever. Grantor has made this conveyance in Grantor's capacity as Executor and personal representative of the Decedent's estate only, and not individually, and Grantor makes no covenants or warranties hereunder, express or implied, with the exception that Grantor warrants that he has not conveyed the Property or any interest therein to any other party. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property including those set forth in Exhibit A hereto. Grantor transfers and conveys to Grantees all of Grantor's right and benefit that he

may possess under any and all covenants and warranties set out in any prior deeds conveying the Property to the Decedent.

IN WITNESS WHEREOF, Grantor has executed this Executor's Deed on the day and year first above written.

Daniel C. Geddie
Executor of Estate of
June Kirk Geddie, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Daniel C. Geddie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Personal Representative (Executor) of the **Estate of June Kirk Geddie, Deceased**, the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of APRIL, 2011.

Notary Public

My Commission Expires August 23, 2011.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 13 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Vintage Place, the common front corner of Lots Nos. 13 and 14 on the Plan of Vintage Place of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Vintage Place eastwardly, a distance of 196.33 feet to a point, the common front corner of Lots Nos. 12 and 13 on said plan; thence South 19° 40' West, 300.0 feet to a concrete monument; thence South 1° 20' East, 60.0 feet to a concrete monument; thence South 5° 07' West 216.09 feet to a concrete monument; thence North 86° 02' West 101.85 feet to a point, the common rear corner of Lots Nos. 13 and 15; thence North 6° 54' East, 153.7 feet to a concrete monument in the rear line of Lot No. 14; thence along the rear line of said lot North 52° 49' East, 61.8 feet to concrete monument; thence along the line between said lots 13 and 14 on said plan, North 27° 09' West, 265.0 feet to a concrete monument; thence continuing on the line between said lots North 24° 51' East, 260.0 feet to the point of beginning.

Being the same property conveyed to Daniel C. Geddie and wife, June Ann Kirk Geddie, from James E. Patterson a/b/a Patterson Construction & Realty Co., by deed of record in Book 5109, page 320, Register's Office for Davidson County, Tennessee. And Daniel C. Geddie conveyed his interest in the said property to his wife, June Ann Kirk Geddie, by quitclaim deed of record as Instrument No. 20020129-0011968, Register's Office for Davidson County, Tennessee. June Ann Kirk Geddie and June Kirk Geddie are one and the same person.

The property is subject to restrictive covenants of record in Book 4704, page 991, Register's office for Davidson County, Tennessee, owner's certificate, a 75-foot setback line from Vintage Place, anchor easements and a 10-foot public utility and drainage easement along the real line and a portion of the easterly line of said lot and a provision for an 18-inch corrugated metal pipe for driveway, as shown on plan of record in Book 4460, page 148, said Register's Office, as well as any other matters disclosed in the said plan of record.

This property is encumbered by current year property taxes, which are a lien but not yet due and payable.

This is improved property known as 1241 Vintage Place, Nashville, Tennessee 37215.

The legal description above was taken from the deed by which the Property was conveyed to the Decedent. The Property was not surveyed at the time of this conveyance and no title search was performed.