SEND TAX BILLS AND
ADDRESS NEW OWNER:
Tamara A. Denyes, Keith A. Denyes
and Kevin W. Denyes
805 Highland Drive
White House TN 37188

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
52 - 8 - 68

BILL GARRETT, Davidson County
Trans:T20110026963 DEEDWARR
Recvd: 05/06/11 08:59 2 pgs
Fees:12.00 Taxes:0.00
20110506-0034858

EXECUTOR'S DEED

I.

Recitals

1.1 BARBARA ANN SCHWARZ died testate on September 5, 2009, while a resident of Sumner County, Tennessee.

1.2 The undersigned is the Executrix under the Last Will and Testament of BARBARA ANN SCHWARZ admitted to probate on August 3, 2010, and is recorded under Docket No. 2010P-253, Office of the Probate Court for Sumner County, Tennessee, at Gallatin.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded in Book 4650, Page 5, as vested in her by Final Decree of record in Deed Book 6217, Page 989, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid. A Tennessee Inheritance Tax return was filed and no taxes were due. A copy of the certificate from the State of Tennessee is attached as Exhibit "A".

II.

Conveyance

Pursuant to ARTICLE I of the Decedent's Will and as Executrix of the Last Will and Testament of BARBARA ANN SCHWARZ, I, TAMARA ANN DENYES, hereby bargain, transfer and convey to TAMARA ANN DENYES, KEITH ALAN SCHWARZ and KEVIN WAYNE SCHWARZ, the property described as follows:

LAND in the 11th Civil district of Davidson County, Tennessee; being Lot No. 144 on the Plan of Sequoia Valley, Section 3, as of record in Book 4460, Page 83, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the northerly margin of Canton Pass, being 165 feet west of the intersection of Canton Pass and Sioux Terrace; thence north 65 deg. 11' 30" west 107.8 feet to a concrete monument; thence north 10 deg. 30' west 96 feet to a concrete monument; thence north 45 deg. 55' east 57.7 feet to an iron pin: thence south 49 deg. 21' east 160.7 feet to an iron pin in the northerly margin of Canton Pass; thence easterly with said margin of said Pass, 89.7 feet to the point of beginning.

BEING the same property conveyed to George Frederick Schwarz and wife, Barbara Ann Schwarz, by deed of record in Book 4650, Page 5, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce, of record in Book 6217, Page 989, said property was vested solely in Barbara Ann Schwarz.

This is improved property known as 516 Canton Pass, Madison, Tennessee 37115.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the above described property unto TAMARA ANN DENYES, KEITH ALAN SCHWARZ, and KEVIN WAYNE SCHWARZ, forever in fee simple.

Executed this the 4 day of May, 2011.

Tamara A Denyes - Executrix
TAMARA ANN DENYES
Executrix of the Estate of
BARBARA ANN SCHWARZ, Deceased

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me the undersigned Notary Public, TAMARA ANN DENYES, Executrix of the Estate of Barbara Ann Schwarz, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and in the capacity therein stated.

Witness my hand at office on this 4 day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ None.

Tamara A Denyes
AFFIANT

Subscribed and sworn to before me, this the 4 day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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