BILL GARRETT, Davidson County
Trans:T20110038364 DEEDWARR
Recvd: 06/27/11 14:51 4 pgs
Fees:22.00 Taxes:0.00
20110627-0049074

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

EXECUTOR'S DEED

Grantor:	**Estate of George D. Hulsey, Jr., Deceased, Lisa C. Johnson, Executor**
Grantee:	**George T. Hulsey**
County:	**Davidson County, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
George T. Hulsey 1136 Greenland Avenue Nashville, Tennessee 37216	**Map and Parcel No. (s):** 61-12, 195

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.

Lisa C. Johnson, Exec

Lisa C. Johnson, Executor
Affiant

Subscribed and sworn to before me, this 17th day of September, 2010.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
seal

Notary Public
My commission Expires August 23, 2011.

THIS EXECUTOR'S DEED is executed on this the 17th day of September, 2010, by Lisa C. Johnson (the "Executor"), who is the executor of the George D. Hulsey, Jr., Deceased, the grantor hereunder.

RECITALS:

WHEREAS, George D. Hulsey, Jr. (the "Decedent") died on June 5, 2010;

WHEREAS, at the time of his death, the Decedent was a resident of Davidson County, Tennessee, and owned the real property described in Exhibit A attached hereto (the "Property");

WHEREAS, the Executor is the duly qualified personal representative of the Estate of George D. Hulsey, Jr., Deceased (the "Decedent's Estate"), which estate was opened July 1, 2010, in the Seventh Circuit Court of Davidson County, Tennessee, at which time Decedent's last will (the "Decedent's Will") was admitted to probate, Case No. 10P1047;

WHEREAS, Section 7.2 of Article VII of the Decedent's Will provides that real estate is a part of Decedent's probate estate to be administered by the Executor as personalty and, therefore, the Executor has the authority to execute this Deed and convey the Property;

WHEREAS, the Executor has made adequate provision for the payment of the Decedent's debts, taxes imposed upon Decedent's estate (including death taxes), and the expenses of administration;

WHEREAS, George T. Hulsey is an heir of the Decedent's Estate; and

WHEREAS, in connection with the administration of the Decedent's Estate, the Executor intends to convey the Property to George T. Hulsey hereunder.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, for ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Lisa C. Johnson, Executor of the Estate of George D. Hulsey, Jr., Deceased** (the "Grantor") has this day bargained and sold, and does hereby transfer and convey the property described in the attached Exhibit A (the "Property") to **George T. Hulsey** (the "Grantee").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns forever. This conveyance is made by the Grantor is her capacity as Executor of the Estate of George D. Hulsey, Jr., Deceased, and not personally. The Property is conveyed subject to all applicable encumbrances including property taxes, recorded and unrecorded easements and rights-of-way, and any matters disclosed of record or in the attached Exhibit A. The Grantor covenants and warrants that it has not conveyed the Property, nor any interest therein, to any other party, nor has the Grantor taken any action that would encumber the Property. The Grantor further covenants and binds itself and its successors to warrant and forever defend the title to the Property to the Grantee, his successors, heirs and assigns, against the claims of all persons claiming by or through the Grantor, but not otherwise. The Grantor transfers and conveys unto the Grantee such rights and benefits that the Grantor may possess under any and all covenants and warranties set out in any prior deeds conveying the Property.

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

Lisa C. Johnson, Exec.

Lisa C. Johnson
Executor of Estate of
George D. Hulsey, Jr., Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Lisa C. Johnson, Executor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Personal Representative (Executor) of the **Estate of George D. Hulsey, Jr., Deceased**, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of September, 2010.

Notary Public

My Commission Expires August 23, 2011.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, described as follows:

Being the easterly 11.4 feet front and 12 ft. rear of that part of Lot No. 18 south of Greenland Avenue, and the westerly 88.6 ft. front and 88 ft. rear of that part of Lot No. 20 south of Greenland Avenue on the plan of the subdivision of a part of the Greenland Tract, as of record in Book 421, Page 40, Register's Office for said County, described according to a survey by Hal R. Swann, Jr. dated 9/10/55, and by survey of John Kohl dated 4/25/75, as follows:

BEGINNING at an iron pin on the southerly margin of Greenland Avenue, the northeast corner of the property conveyed to John E. Maney and wife, by deed from E.B. Cherry and wife, of record in Book 1781, Page 609, said Register's Office; thence with the easterly line of said Maney property, southwardly 372 ft. to an iron pin, the southerly line of said Subdivision; thence with said line, eastwardly 100 ft. to an iron pin located 20.6 ft. west of the corner of Lots Nos. 20 and 22; thence northwardly 384.7 ft. to an iron pin on the southerly margin of Greenland Avenue, located 19.4 ft. west of the line between Lots Nos. 20 and 22; thence with said Avenue, westwardly 100 ft. to the beginning.

This is improved property known as 1136 Greenland Avenue, Nashville, Tennessee 37216.

Being the same property conveyed to George D. Hulsey, Sr. and wife, Rose Hulsey, from Doyne Gosnell and wife, Donna Gosnell, by deed of record in Book 5502, page 304, Register's Office for Davidson County, Tennessee. And George D. Hulsey, Sr., died on June 12, 1982, with the Property vesting absolutely in his surviving wife, Rose Green Hulsey. And Rose Green Hulsey died on June 25, 1999, intestate and with no probate administration, leaving one son, George D. Hulsey, Jr., and leaving no other children or issue of any deceased children, and thus the Property vested absolutely in her said surviving son, George D. Hulsey, Jr. See the Affidavit of Heirship prepared following the death of Rose Hulsey, Instrument No. 200001250008093, Register's Office for Davidson County. Rose Hulsey and Rose Green Hulsey are one and the same person.