THIS INSTRUMENT PREPARED BY:
Rob Rutherford, Attorney
1312 Sixth Avenue North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20110039292 DEEDWARR
Recvd: 06/30/11 13:27 3 pgs
Fees:17.00 Taxes:0.00
20110630-0050172

ADDRESS NEW OWNER:
send tax bill to
WILLIAM MAYES COATS FAMILY TRUST
TRUSTEE: William Mitchell Coats
310 Homestead Road
Nashville, Tennessee 37207

Map: 60-3
Parcel: 22

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Christopher D. Coats, Executor of the Estate of William Mayes Coats, have this day bargained and sold and by these presents do hereby transfer and convey unto the William Mayes Coats Family Trust, William Mitchell Coats, Trustee, hereinafter referred to as "GRANTEE",all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as follows:

Land in Davidson County, Tennessee, being a part of lots C-4 and all of lots number C-5 and C-6 (except for the excluded tracts described below) on the Map of the W. L. Haley Subdivision of the Tamble Property, as of record in Book 974, page 31, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the center of Homestead Road, being the northwest corner of the .659 acre tract sold by Teodoro Rivas to Mrs. Annie T. Hall, et al. by deed of record in Book 1272, page 64, said Register's Office; thence with the said Hall westerly line, southerly 196.5 feet and continuing with the Anderson westerly line, southerly 209 feet, more or less, to a point in the southerly margin of Lot No. C-4; thence westerly along the southerly margin of lots Number C-4, C-5 and C-6, 772.7 feet to the southwest corner of lot Number C-6; thence along the west margin of lot No. C-6, northerly 304 feet to the center line of Homestead Road; thence with the center line of Homestead Road easterly 774.1 feet to the point of beginning.

INCLUDED in the above description but EXCLUDED from the property herein conveyed are those two parcels previously conveyed by the Grantor and described as follows:

EXCLUDED TRACT NUMBER ONE: Land in Davidson County, Tennessee, conveyed to the State of Tennessee Department of Highways by Instrument of record in Book 4040, page 682, said Register's Office, and Being part of Lots Number C-4, C-5, and C-6, on the plan of the W. L. Haley Resubdivision of the Tamble Property, as of record in Book 974, page 31, said Register's Office, and described as follows:

Beginning at a point in the northwesterly corner of the property of Aubrey L. Heitlinger, running easterly 475 feet, plus or minus, along Heitlinger's northerly property line to a point; thence running southwesterly along a line parallel to the center line of the highway, 575 feet, plus or minus, to a point in Heitlinger's southerly property line; thence running westerly 25 feet, more or less, along Heitlinger's southerly property line to a point on his westerly property line; thence running northerly 388 feet, plus or minus, along his westerly property line back to the point of beginning, containing 1.60 acres, more or less.

EXCLUDED TRACT NUMBER TWO: Land in Davidson County, Tennessee, being the property conveyed to Ted S. McMurtry and wife, Melba H. McMurtry by deed of record in Book 4220, page 358, said Register's Office, and being a part of Lots Number C-4, C-5, and C-6 on the plan of the

Tamble Subdivision, as of record in Book 974, page 31, said Register's Office, and described according to a survey of C. V. Norred, Jr., and C. D. Wallace dated January 30, 1968, as follows:

Beginning at a point in the southerly margin of Homestead Road, at its intersection with the southeast boundary of Highway I-65; thence with the margin of said Road, north 84 degrees 50 minutes east 110 feet to an iron pin; thence leaving said Road, south 2 degrees 59 minutes west 363.90 feet to an iron pin in the southerly boundary of Lot C-5; thence with the southerly boundary of part of Lots Number C-4, C-5, and C-6, north 86 degrees 37 minutes west 562.50 feet to a concrete monument in the right of way of Highway I-65; thence with the same north 55 degrees 45 minutes east 569.75 feet to th point of beginning.

Being the same property conveyed to William M. Coats by deed from Audrey L. Heitlinger, unmarried of record in Book 11012, pages 995-996-997, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to: 1)Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record, 3) All easements of record, 4) All visible easements 5) All matters appearing on the plat of record, 6) All applicable government and zoning regulations, 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due, 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as **316 Homestead Road, Nashville, Tennessee 37207**

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to 1) all applicable zoning ordinances, 2) utility, sewer, drainage and other easements of record, 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 4) building restrictions and, 5) other matters of public record.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns, forever.

AND I DO COVENANT with the GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the sand GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

I convey as Executor only, as fully and completely as I could or should do, but no further otherwise and I am not personally bound upon any of the covenants or warranties contained herein.

WITNESS MY HAND this 20 day of June, 2011.

Christopher D Coats

Christopher D. Coats
Executor of the Estate of William Mayes Coats

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, Christopher D. Coats, Executor of the Estate of William Mayes Coats, the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 29 day of June 2011.

Maxine Q. Sims
NOTARY PUBLIC

MAXINE Q. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/7/2014

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ - 0 - , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Christopher D Coats
Affiant

Subscribed and sworn to before me this 29 day of June, 2011.

Maxine Q. Sims
notary public

MAXINE Q. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/7/2014