SEND TAX BILL:
Janice Gail Franks
Kenneth Dale Hall
Alan Perry Hall
521 FARMER RD
EAGLEVILLE, TN 37060

PROPERTY OWNER:
Janice Gail Franks
Kenneth Dale Hall
Alan Perry Hall
521 FARMER RD
EAGLEVILLE, TN 37060

MAP: **85-14**
PARCEL: **23, 30 and 31**

BILL GARRETT, Davidson County
Trans:T20110047027 DEEDWARR
Recvd: 08/02/11 14:14 3 pgs
Fees:17.00 Taxes:0.00
20110802-0059392

FROM: **Janice Gail Franks as the Executrix of the Estate of John William Hall, deceased**

TO: **Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall as the only heirs at law of John William Hall, deceased**

EXECUTOR WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice Gail Franks as the Executrix of the Estate of John William Hall** hereby sell(s), transfer(s) and convey(s) unto **Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall** and the said party's heirs and assigns, a certain tract or parcel of real estate, lying and being in the **3rd** Civil District of Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:

TRACT 1:

Being Lot No. 28 and Parcel "A" on the Plan of Stanford Country Club Estates, of record in Book 2900, page 50, Register's Office for said county, as follows:

Said Lot No. 28 fronts 100 feet on the northwesterly margin of Walcott Drive and runs back 397.11 feet on the southwesterly line and 412.08 feet on the northerly line to a dead line measuring 101.12 feet thereon.

Parcel "A" Reserved fronts 80.85 feet on the northwesterly margin of Walcott Drive and runs back 387.52 feet on the southwesterly line and 397.11 feet on the northwesterly line to a dead line measuring 61.10 feet thereon.

Being the same property conveyed to John W. Hall and wife, Lucille Hall by deed from Brentwood Homes, Inc, A Tennessee Corporation and Carl Batson and wife, Betty H. Batson of record in Book 4023, page 889 Register's Office of Davidson County, Tennessee.

TRACT 2:

Land in the 3rd, formerly the 2nd, Civil District of said County, described accordingly to a survey made by Geo. W. Watkins, Surveyor, June 26, 1956, as follows:

Beginning at a point in the center of the Lebanon Pike at the southwest corner of the property conveyed to George W. Laws and wife, by W. H. Criswell and wife, by deed of record in book 1717, page 507, Register's Office for said County; thence with the center of said Pike, westwardly 15 feet to a point 185 feet easterly from the southeast corner of the property conveyed to Mrs. E. L. (Myrtle) Dudney by Mrs. Janie Polk, by deed of record in Book 1198, page 275, said Register's Office; thence north 36° 30' west 1260.5 feet to an iron pin; thence south 46° 30' west 183 feet to an iron pin in the eastern boundary line of said Dudney Property; thence with said line, north 36° 30' west 557 feet to the low water mark of Stones River; thence up said river, north 6° east 480 feet, more or less, to a 15 inch sycamore; thence south 38° east 864 feet to the northeast corner of said Law's property; thence with the northern boundary line of same, south 46° 15' west 173 feet to an iron pin, Law's northwest corner, thence with Law's western boundary line, south 36° 30' east 1261 feet to the beginning.

This conveyance is made subject to easement for water main in the Lebanon Road granted the Bransford Realty Company by R. L. Woodall and wife, of record in book 722, page 328, Register's Office for Davidson County, Tennessee, and perpetual easement and right to flood 0.18 acres, more or less, of Tract No. 2 along the Stones River, and other rights in connection with Cheatham Lock and Dam Project on the Cumberland River, as set out in deed from Hardy A. Youngblood and wife, to the United States of America, of record in book 2278, page 315, said Register's Office; and the restrictions contained in the instrument of record in book 815, page 165, Register's Office of said County, and restrictions contained in the instrument of record in book 1102, page 139, Register's Office, placed upon premises of record in book 2105, page 181, said Register's Office.

Being the same property conveyed to J. W. Hall and wife, Lucille Hall by Warranty Deed from Hardy A. Youngblood and wife, Edith L. Youngblood of record in Book 2546, page 486 Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

BY WAY OF RECITAL, the said Lucille Hall died on May 23, 2007 and John William Hall became the sole owner by operation of law.

BY FURTHER WAY OF RECITAL, John William Hall died testate on June 12, 2011 and by his Last Will and Testament of record in Will Book 13, page 31, Chancery Court of Bedford County, Tennessee, he appointed Janice Gail Franks as Executrix of his estate, and she is authorized to sell and/or transfer the subject property by virtue of said will.
See Case No. 28,885, Chancery Court, Bedford County, Tennessee.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall**, and said party's heirs and assigns, forever in fee simple.

Janice Gail Franks as the Executrix of the Estate of John William Hall covenant(s) that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

Janice Gail Franks as the Executrix of the Estate of John William Hall covenant(s) and bind(s) said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall**, and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

All warranties and covenants contained herein are made by Janice Gail Franks as the Executrix of the Estate of John William Hall, in their capacity as Executrix, but not further or otherwise.

WITNESS my hand, this the 21st day of July, 2011.

ESTATE OF JOHN WILLIAM HALL

BY: Janice Gail Franks, Executrix

Janice Gail Franks , Executrix

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Janice Gail Franks as the Executrix of the Estate of John William Hall**, with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained by virtue of the authority vested in them as the Executor of the Estate of John William Hall.

WITNESS my hand and official seal at Shelbyville, Tennessee, on this the 21st day of July, 2011.

ANDREW RAMBO NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

Notary Public:

My Commission Expires: July 19, 2012

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

Janice A Franks, Executrix
Affiant

Subscribed and sworn to before me this the 21 day of July, 2011.

ANDREW RAMBO NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

Notary Public or Register
My Commission Expires: 7/19/12

DOCUMENT PREPARATION
LAW OFFICES OF RAMBO & KINGREE
104 DEPOT STREET • P. O. BOX 129 • SHELBYVILLE, TENNESSEE 37160