BILL GARRETT, Davidson County
Trans:T20110055688 DEEDWARR
Recvd: 09/08/11 10:48 2 pgs
Fees:13.00 Taxes:588.30
20110908-0069639

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, TN 37027

EXECUTOR DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Linda Kay Walton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2011.

Tracey Trumphour
NOTARY PUBLIC

My commission expires: 9.2.2013

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM E. WALTON et ux 2537 Meadowood Drive Nashville, TN 37214	Same as new owner	MAP 84-04-0-053.00

KNOW ALL MEN BY THESE PRESENTS, that **JAMES T. KNIGHT** died testate on March 28, 2010 and that;

WHEREAS the undersigned, **JAMES PAYTON KNIGHT,** was duly appointed and qualified as Executor of the Last Will and Testament of **JAMES T. KNIGHT,** and by Letters Testamentary of record in Document No. 10P871 in the Seventh Circuit Court of Davidson County, Tennessee is now the lawful and acting Executor; and

WHEREAS, in order to carry out the provisions of said Last Will and Testament and with full authority to sell, the undersigned deems it advisable to sell the real estate hereinafter described;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND and NO/100 ($159,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES PAYTON KNIGHT, EXECUTOR OF THE ESTATE OF JAMES T. KNIGHT,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM E. WALTON AND WIFE, LINDA KAY WALTON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of McGavock Heights, Section I, as of record in Book 2330, page 70, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Meadowood Drive, the common corner of Lots Nos. 13 and 14; thence southerly along the line between said Lots, 140 feet to a point; thence easterly along the line between Lots No. 14 and 15, 148.7 feet to a point in the west margin of Glenoaks Drive; thence northerly along said margin of said Drive, 115 feet to the beginning of a curve; thence around said curve 39.27 feet to a point in the southerly margin of Meadowood Drive; thence westerly along said margin of said Drive, 123.58 feet to the point of BEGINNING.

Being the same property as conveyed to James T. Knight and wife, Mary Ann C. Knight by Warranty Deed from Clarence E. Elrod and wife, Elaine C. Elrod, dated November 25, 1960, recorded November 29, 1960 in Book 3161, pages 529-530, Register's Office for Davidson County, Tennessee. The said Mary Ann C. Knight having since died leaving the property vested in James T. Knight as surviving tenant by the entirety. The said James T. Knight having died testate on March 28, 2010 and by Letters Testamentry, under Document No. 10P871, of record in the Seventh Circuit Court of Davidson County, Tennessee, James Payton Knight was appointed Executor of the Estate of James T. Knight, will full authority to sell.

This is improved property known and designated as 2537 Meadowood Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that the Estate is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2011 property taxes, which taxes are being pro-rated between the parties and the payment thereof will be the responsibility of the Grantees.

WITNESS MY HAND, this the 31st day of August, 2011.

James Payton Knight, Executor
JAMES PAYTON KNIGHT,
Executor of the Estate of JAMES T. KNIGHT

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 31st day of August, 2011, before me, appeared James Payton Knight, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executor of the Estate of James T. Knight and that said instrument was signed on behalf of the aforementioned Estate.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: Aug 4, 14

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY