BILL GARRETT, Davidson County
Trans:T20110060996 DEEDWARR
Recvd: 09/30/11 14:14 6 pgs
Fees:32.00 Taxes:0.00
20110930-0075972

This Instrument Prepared by:
Ralph Z. Levy, Jr.
DICKINSON WRIGHT PLLC
Fifth Third Center, 14th Floor
424 Church Street
Nashville, Tennessee 37219-2392

EXECUTOR'S DEED

Address of New Owner:
Carole Overbey Winn, Co-Trustee
Mark Bentley Winn, Co-Trustee
Dean Winn Revocable Living Trust U/A
Dated December 9, 2010
753 Dry Creek Road
Goodlettsville, Tennessee 37072

Send Tax Bills to:

Same

Map and Parcel No.(s): 82-15-159
82-15-158

THIS EXECUTOR'S DEED is made and executed on this the 28th day of September, 2011, by Carole Overbey Winn, the grantor hereunder (the "Grantor").

RECITALS:

WHEREAS, the Grantor is the duly qualified personal representative ("Executrix") of the Estate of Samuel Dean Winn (the "Decedent"), which estate was opened on the 1st day of February, 2011, in the Probate Court of Davidson County, Tennessee, at which time the Decedent's last will and testament ("Will") was admitted to probate, Case No. 11P158;

WHEREAS, Paragraph A of Article VI of the Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executrix as personalty; and

WHEREAS, Paragraph B of Article II and Paragraph B of Article IV of the Will name the Dean Winn Revocable Living Trust dated December 9, 2010 as the residuary

legatee/devisee of the Decedent's estate and the said Dean Winn Revocable Living Trust dated December 9, 2010 is therefore entitled to receive both personal property and real property from the Decedent's estate, including the Decedent's fifty percent (50%) undivided interest as a tenant in common in the real property subject to this Deed;

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does hereby transfer and convey unto Carole Overbey Winn and Mark Bentley Winn, as Co-Trustees of the Dean Winn Revocable Living Trust Under Agreement dated December 9, 2010, the grantees herein (the "Grantees") and the Grantees' successors, heirs and assigns, all of the Grantor's fifty percent (50%) interest as a tenant in common in and to the real property described in Exhibit A, attached hereto (the "Property"), which is all of the Grantor's right, title and interest in the Property.

TO HAVE AND TO HOLD all of the Grantor's fifty percent (50%) undivided interest as a tenant in common in the Property, with appurtenances, estate, title and interest thereto belonging to the Grantees, the Grantees' successors, heirs and assigns forever. The Grantor has made this conveyance in the Grantor's capacity as Executrix and personal representative of the Decedent's estate only, and not individually, and the Grantor makes no covenants or warranties hereunder, express or implied, with the exception that the Grantor warrants that it has not conveyed the Property or any interest therein to any other party. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. The Grantor transfers and conveys to the Grantees all of the Grantor's right and benefit that it may possess under any and all covenants and warranties set out in any prior deed conveying any interest in the Property to the Decedent.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

Carole Overbey Winn Executrix

Carole Overbey Winn
Executrix of the Estate of
Samuel Dean Winn

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Carole OverBey Winn a Notary Public of the state and county aforesaid, personally appeared Carole Overbey Winn, 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 Executrix of the Estate of Samuel Dean Winn, Deceased, the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Goodlettsville, Tennessee, this 28 day of Sept., 2011.

KATHEY BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kathey Beasley
Notary Public

My Commission Expires: Sept. 08, 2013

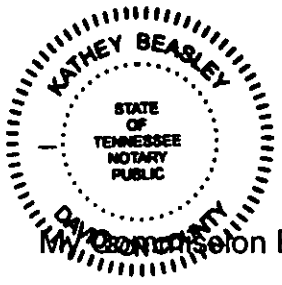
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated, which exempts this conveyance from any transfer tax.

Carole Overbey Winn, Executrix

Carole Overbey Winn, Executrix
of the Estate of Samuel Dean Winn
Affiant

Subscribed and sworn to before me, this 28 day of Sept., 2011.



Notary Public

My Commission Expires: Sept 08, 2013

EXHIBIT A

TRACT ONE:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Brockway's Addition to Edgefield, now East Nashville, as of record in Book 21, page 47, Register's Office for said County.

BEGINNING at a point in the east margin of South Fifth Street, said point being 41 feet south of the southeast corner of the intersection of the said south Fifth Street and Main Street, as shown on said plan; thence with the east margin of South Fifth Street, N. 25 deg. 17 min. W. 0.81 feet to an iron pin at the beginning of a curve into Main Street, as widened; thence with said curve and Main Street, as widened, in a northeasterly direction with a radius of 20 feet, a distance of 31.42 feet to an iron pin in the south margin of Main Street, as widened; thence with the southerly margin of said Main Street, as widened, N. 65 deg. 15 min. E. 47.51 feet to an iron pin; thence S. 24 deg. 29 min. E. 21.0 feet to an iron pin; thence S. 65 deg. 15 min. W. 67.70 feet to the beginning.

Being the same property conveyed to Samuel Dean Winn and Elanor W. Moore, tenants in common, by deed of record as Instrument No. 20020627-0077912, Register's Office of Davidson County, Tennessee. The said Samuel Dean Winn having since died, and The Last Will and Testament of Samuel Dean Winn, Docket No. 11P158, Probate Clerk's Office, Davidson County, Tennessee, devised all of his real and personal property to the Dean Winn Revocable Living Trust dated December 9, 2010.

TRACT TWO:

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 11 and the southerly 84 feet of the Westerly 10 feet of Lot No. 10 on the Plan of Brockway's Addition to Edgefield, now East Nashville, of record in Book 21, page 47, Register's Office for said County.

Said parts of Lots Nos. 10 and 11 are more particularly described as follows:

BEGINNING at the intersection of the east margin of South 5th Street and the first alley south of Main Street; thence northerly along the east margin of South 5th Street a distance of 85 feet to a point; thence at right angles to said street easterly a distance of 68 feet to the easterly boundary of a parcel of land conveyed by Margaret Doyle to A.E. McConnell by deed of record in Book 1577, page 237, said Register's Office; thence southerly 1 foot along the McConnell Easterly boundary to the southwest corner of said parcel; thence easterly 10 feet along the southerly boundary of said McConnell parcel to a point; thence southerly, parallel to South 5th Street, 84 feet more or less to the northerly boundary of the first mentioned alley; thence westerly along the northerly boundary of said alley 78 feet; more or less, to the point of beginning.

Land in Davidson County, Tennessee, being the southerly 44 feet of the northerly 85 feet of Lot No. 11 on the Plan of Brockway's Addition to Edgefield, now East Nashville, as of record in Book 21, page 47, Register's Office for said County, described as follows:

Beginning on the easterly margin of South 5th Street, formerly Tulip Street, 41 feet southerly from the southerly margin of Main Street; thence with the easterly margin of South 5th Street southerly 44 feet; thence easterly, parallel with Main Street, 68 feet to the line between Lots 10 and 11; thence northerly with said line 44 feet; thence westerly 68 feet to the beginning.

Included but excluded is the following tract conveyed to A.E. McConnell and wife, Charlene L. McConnell of record in Book 2542, page 571, said Register's Office.

Land in Davidson County, Tennessee, being the westerly 10 feet of the northerly 70 feet of Lot No. 10 on the Plan of Brockway's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 47, Register's Office for said County. Said part of Lot No. 10 fronts 10 feet on the southerly side of Main Street and runs back between parallel lines, 70 feet to a dead line.

Included but excluded is the following tract conveyed to The Nashville Housing Authority of record in Book 3883, page 328, said Register's Office.

Being the same property conveyed to SAMUEL DEAN WINN AND ELANOR W. MOORE, tenants in common, by deed of record as Instrument No. 20020627-0077911, Register's Office of Davidson County, Tennessee. The said Samuel Dean Winn having since died, and

The Last Will and Testament of Samuel Dean Winn, Docket No. 11P158, Probate Clerk's Office, Davidson County, Tennessee, devised all of his real and personal property to the Dean Winn Revocable Living Trust dated December 9, 2010.

The legal description above was taken from the deeds by which the property was conveyed to the Decedent and was not surveyed at the time of this conveyance. The draftsman assumes no liability as to the accuracy of the legal description nor as to the state of title of the Property.