BILL GARRETT, Davidson County
Trans:T20110078358 DEEDQC
Recvd: 12/12/11 09:40 3 pgs
Fees:17.00 Taxes:0.00
20111212-0096499

The name and address of the person or entity responsible for the payment of the real property taxes is:
James W. Pinkerton
2177 Sugar Grove Valley Road
Harriman, TN 37748

This instrument prepared by:
Jack H. McPherson, Jr.
Attorney at Law
204 E. Loveliss Street
Kingston, TN 37763

EXECUTOR'S DEED

THIS INDENTURE made this 8th day of December, 2011, by and between

JAMES W. PINKERTON
Executor of the Estate of NELL FAITH PINKERTON

hereinafter called Grantor; and

JAMES W. PINKERTON

hereinafter called Grantees.

WITNESSETH:

WHEREAS, Nell Faith Pinkerton died on November 17, 2010, leaving a Will dated June 23. 1981, naming James W. Pinkerton as Executor; and,

WHEREAS, said Will was admitted to probate on December 7, 2010, in the Probate Court for Roane County, Tennessee; and,

WHEREAS, the said James W. Pinkerton, by signing this deed, releases any right he has to recover this property in the event of the subsequent insolvency of this estate.

NOW THEREFORE, for and in consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the Estate of Nell Faith Pinkerton, pursuant to the provisions of the decedent's Will, the Executor has bargained and sold and hereby releases, remises and forever quitclaims unto the Grantees, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

TRACT I:
Being Lot No. 12 on the Plan of Curley Manor, as of record in Book 1835, Page 73, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the northerly side of Matthews Street and runs back 103.3 feet on the easterly line and 144.4 feet on the southwesterly line, to a dead line, measuring 119.3 feet thereon.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This being the same property conveyed to James M. Pinkerton and wife, Nell F. Pinkerton, by deed of record in Book 3179, Page 29, in the Register's Office for Davidson County, Tennessee. James M. Pinkerton died on October 28, 1979 and Nell F. Pinkerton became the sole owner of the property as the surviving tenant by the entirety. Nell F. Pinkerton is one and the same person as Nell Faith Pinkerton referenced above.

This property is designated as Parcel ID 06110014200 in the Property Assessor's Office for Davidson County, Tennessee.

TRACT II:
Being Lot #8 of Block K on the map of Broadmoor Subdivision, Section II, as of record in Book 547, Page 174, Register's Office for said County.

Said Lot #8 fronts 50 feet on the north side of Malquin Drive, and runs back between lines 155 feet on the west line and 155 feet on the east line to a dead line in the rear on which it measures 48 feet.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This being the same property conveyed to James M. Pinkerton and wife, Nell F. Pinkerton, by deed of record in Book 3178, Page 483, in the Register's Office for Davidson County, Tennessee. James M. Pinkerton died on October 28, 1979 and Nell F. Pinkerton became the sole owner of the property as the surviving tenant by the entirety. Nell F. Pinkerton is one and the same person as Nell Faith Pinkerton referenced above.

This property is designated as Parcel ID 06103013400 in the Property Assessor's Office for Davidson County, Tennessee.

TRACT III:
Being Lot No. 7 and the westerly half of Lot No. 8 of Block "B" on the Map of Kennaston Estates, as of record in Book 843, Page 83, Register's Office for said County.

Said Lot No. 7 and part of Lot No. 8 front together 75 feet on the southerly side of Roosevelt Street and run back between parallel lines 139 feet to a dead line, measuring 75 feet thereon.

Subject to restrictive covenants of record in Book 1072, Page 282 and Book 1225, Page 611, Register's Office for Davidson County, Tennessee, and any other limitations, restrictions and encumbrances as may affect the premises.

This being the same property conveyed to James M. Pinkerton and wife, Nell F. Pinkerton, by deed of record in Book 2930, Page 511, in the Register's Office for Davidson County, Tennessee. James M. Pinkerton died on October 28, 1979 and Nell F. Pinkerton became the sole owner of the property as the surviving tenant by the entirety. Nell F. Pinkerton is one and the same person as Nell Faith Pinkerton referenced above.

This property is designated as Parcel ID 04305014000 in the Property Assessor's Office for Davidson County, Tennessee.

TRACT IV:
Being Lot "L" on the Map of Due West, Montague, Subdivision, as of record in Book 421, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot "L" fronts 100.8 feet on the southerly side of East Palestine Boulevard and runs back and between lines 182.2 feet on the west line and 175.8 feet on the east line to an alley in the rear on which it measures 100.2 feet.

Subject to restrictive covenants, easements and setback lines of record or any other limitations, restrictions and encumbrances as may affect the premises.

This being the same property conveyed to James M. Pinkerton and wife, Nell F. Pinkerton, by deed of record in Book 2929, Page 489, in the Register's Office for Davidson County, Tennessee. James M. Pinkerton died on October 28, 1979 and Nell F. Pinkerton became the sole owner of the property as the surviving tenant by the entirety. Nell F. Pinkerton is one and the same person as Nell Faith Pinkerton referenced above.

This property is designated as Parcel ID 05108011700 in the Property Assessor's Office for Davidson County, Tennessee.

This instrument was prepared from information provided by the parties and was prepared in accordance with their instructions, without the benefit of a title search.

TO HAVE AND TO HOLD the said premises unto the said Grantee, his heirs and assigns forever in fee simple; and the said James W. Pinkerton, in the capacity of Executor only, warrants the title herein conveyed against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

WITNESS my hand the day and date first above written.

ESTATE OF NELL FAITH PINKERTON

By: James W. Pinkerton

James W. Pinkerton, Executor

STATE OF TENNESSEE

COUNTY OF ROANE

Before me, a Notary Public of the state and county aforesaid, personally appeared James W. Pinkerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Nell Faith Pinkerton, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Executor.

WITNESS my hand and seal at office this 9th day of December, 2011.

KAY W. DREWRY
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

Kay W Drewry

Notary Public

My commission expires: 4-16-13

This transfer is exempt from real estate transfer tax pursuant to TCA § 67-4-409(a)(3)(D).

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