This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
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NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **NELL CONNER SHELHORN, 1949 Neely's Bend Road, Madison TN 37115**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. **074 00 0/part of 0.37.00**

BILL GARRETT, Davidson County
Trans:T20110082388 DEEDWARR
Recvd: 12/29/11 10:22 4 pgs
Fees:22.00 Taxes:0.00
20111229-0101726

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SARAH MYERS CONNER a/k/a SARAH ALICE CONNER died **16 September 2010**, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **10P-1781**; and

WHEREAS, SARAH MYERS CONNER a/k/a SARAH ALICE CONNER left a paperwriting dated **14 May 1987**, and a First Codicil to Last Will and Testament dated **15 December 1998**, which instruments were admitted to probate on 16 December 2010, as her Last Will and Testament and recorded in Will Book/page **10P-1781**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, HARVEY THOMAS CONNER, JR., is the duly appointed and acting Personal Representative of the Estate of **SARAH MYERS CONNER a/k/a SARAH ALICE CONNER,** deceased, under Letters Testamentary issued 16 December 2010;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of and vesting the real property hereinafter described to **NELL CONNER SHELHORN,** by and under said Last Will and Testament of **SARAH MYERS CONNER a/k/a SARAH ALICE CONNER,** deceased, the undersigned, **HARVEY THOMAS CONNER, JR.,** Personal

Representative of the Estate of **SARAH MYERS CONNER a/k/a SARAH ALICE CONNER**, deceased, hereinafter referred to as Grantor, by these presents does hereby transfer and convey to **NELL CONNER SHELHORN**, her heirs and assigns, hereinafter referred to as Grantee, that certain tract or parcel of land in **Davidson County, Tennessee,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is (X) **improved** ( ) **unimproved** real property located at and known as **1949 Neely's Bend Road, Madison TN 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **NELL CONNER SHELHORN**, her successors and assigns, forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representative he has a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Limited Warranty Deed on the 20 day of Dec, 2011.

Harvey Thomas Conner Jr

HARVEY THOMAS CONNER, JR., Personal Representative of the Estate of **SARAH MYERS CONNER a/k/a SARAH ALICE CONNER,** deceased.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **HARVEY THOMAS CONNER, JR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **SARAH MYERS CONNER a/k/a SARAH ALICE CONNER,** deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December 2011.

Shirley M. Eidson Notary Public

My Commission expires: Sept. 9, 2014

SHIRLEY M. EIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is ~~$ 30,000.00~~ $0

Affiant

Subscribed and sworn to before me
this 20th day of December 2011.

Shirley M. Eidson Notary Public

My commission expires Sept. 9, 2014

SHIRLEY M. EIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A - TRACT NO.5

Map/Parcel No. **ID# 074 00 0 _____**
Field Book No. _____
_____ Neelys Bend Road,
Madison TN 37115

Land in the 9th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, shown on Map No. 74, as part of Parcel No. 37, and being Tract No. 5 on the Tract Boundary Survey for Sarah Myers Conner Estate, Neely's Bend Road, dated 08/01/2011, prepared by Tommy E. Walker, R.L.S. TN. Lic. No. 1465, P.O. Box 495, Ridgetop, TN 37152, and being more particularly described as follows, to wit:

Beginning at a point (LP.[N]) on the easterly margin of Neely's Bend Road, Madison, Tennessee, and being the northwesterly corner of Tract No. 2C; thence along Neely's Bend Road North 08 degrees 07 minutes 49 seconds West, 108.72 feet to a point; thence continuing along the easterly margin of Neely's Bend Road North 11 degrees 33 minutes 23 seconds West 75.28 feet to a point; thence leaving Neely's Bend Road and along a common boundary with Tract No. 2A, North 70 degrees 11 minutes 09 seconds East, 425.77 feet to a point (LP.[N]); thence South 09 degrees 33 seconds 23 minutes East 183.92 feet to a point (LP.[N]); thence along a common boundary with Tract No. 2C, South 70 degrees 11 minutes 09 seconds West 389.25 feet to the point of beginning on the easterly margin of Neely's Bend Road and containing 1.612 acres, more or less.

Being a portion of the same property conveyed to Harvey T. Conner and wife, Sarah Myers Conner, as shown of record in Book **1194**, Page **447**, Register's Office for Davidson County, Tennessee.

The said Harvey Thomas Conner predeceased Sarah Myers Conner on 02 April 1986.

Sarah Myers Conner died 16 September 2010, leaving a paperwriting dated 14 May 1987, which was admitted to probate on the 16th day of December, 2010, Seventh Circuit Court, Davidson County, Tennessee, Case No. **10P-1781**.

Sarah Myers Conner, Sara Myers Conner and Sarah Alice Conner were one and the same person.

This Deed is evidence of distribution of the above-described real property to **NELL CONNER SHELHORN,** beneficiary by and under the Last Will and Testament of **SARAH MYERS CONNER a/k/a SARAH ALICE CONNER**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***