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: **DEBORAH CONNER MEDFORD, 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 037.00 and 083.00

BILL GARRETT, Davidson County
Trans:T20110082395 DEEDQC
Recvd: 12/29/11 10:28 5 pgs
Fees:22.00 Taxes:0.00
20111229-0101740

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 **DEBORAH CONNER MEDFORD, and husband, ROGER DALE MEDFORD,** 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 **DEBORAH CONNER MEDFORD and husband, ROGER DALE MEDFORD**, 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 **1947 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, **DEBORAH CONNER MEDFORD and husband, ROGER DALE MEDFORD**, 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

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 $ ~~6,700.00~~ 0 DM

Deborah C Medford 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 NOS. 2A, 2B and 2C

Map/Parcel No. **ID# 074.00 0/part of Parcels 037.00 and 083.00**
Field Book No. _____
1947 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 parts of Parcel Nos. 037 and 083 and being Tract Nos. **2A, 2B** and **2C** 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:

Tract No. 2A

Beginning at a point on the easterly margin of Neely's Bend Road, Madison, Tennessee, and being the northwesterly corner of Tract No. 5; thence along the easterly margin of Neely's Bend Road North 11 degrees 33 seconds 23 minutes West 30.19 feet to a point; thence leaving the easterly margin of Neely's Bend Road North 70 degrees 11 minutes 09 seconds East 805.15 feet to a point (LP.[0]); thence South 19 degrees 47 minutes 31 seconds East 225.01 feet to a point (LP.[0]); thence South 70 degrees 11 minutes 09 seconds West 375.88 feet to a point (LP.[0]); thence North 22 degrees 06 minutes 39 seconds West 195.30 feet to a point (LP.[0]); thence South 70 degrees 11 minutes 09 seconds West 425.77 feet to the point of beginning on the easterly margin or Neely's Bend Road and containing 2.256 acres, more or less.

Tract No. 2B

Beginning at a point on the common boundary with Tract No. 3 and being the southeasterly corner of Tract No. 2A; thence along the common boundary with Tract No. 3 North 64 degrees 07 minutes 30 seconds East 281.84 feet to a point (LP.[N]); thence North 06 degrees 40 minutes 32 seconds West 201.77 feet to a point (LP.[0]); thence South 69 degrees 58 minutes 08 seconds East 326.04 feet to a point (LP.[0]); thence along the common boundary with Tract No. 2A South 19 degrees 47 seconds 32 minutes East 225.01 feet to the point of beginning and containing 1.49 acres, more or less.

Tract No. 2C

Beginning at a point LP.[N]) on the easterly margin of Neely's Bend Road and being the northwesterly corner of Tract No. 3; thence along the easterly margin of Neely's Bend Road North 08 degrees 07 minutes 49 seconds West 27.34 feet to a point (LP.N]; thence leaving Neely's Bend Road and along the common boundary with Tract No. 5, North 70 degrees 11 minutes 09 seconds East 389.25 feet to a point (LP.[N]); continuing along the common boundary with Tract No. 5 North 09 degrees 33 minutes 23 seconds West 183.92 feet to a point (LP.[N]); thence along a common boundary with Tract No. 2A, North 70 degrees 11 minutes 09 seconds West 36.52 feet to a point (LP.[0]); thence South 22 degrees 06 minutes 39 seconds East 195.30 feet to a point (LP.[0]); thence along a common boundary with Tract No. 3, South 68 degrees 39 minutes 21 seconds West 472.05 feet to the point of beginning on the Easterly margin of Neely's Bend Road and containing 0.455 acre, 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 **DEBORAH CONNER MEDFORD and husband, ROGER DALE MEDFORD,** 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).***