THIS TRANSFER IS EXEMPT FROM
RECORDING TAX PURSUANT TO
T.C.A § 67-4-409(a)(3)

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

EXECUTOR DEED

Address of New Owner
Jerry E. Brown
301 So. Sangamon Avenue
Gibson City, IL 60936

Send Tax Bills To:
Same

Map and Parcel
147 15 0 019.00

BILL GARRETT, Davidson County
Trans:T20120001985 DEEDWARR
Recvd: 01/09/12 14:21 3 pgs
Fees:17.00 Taxes:0.00
20120109-0002310

WITNESSETH

I, **James W. Brown, Executor of the Last Will and Testament of Rosetta Davenport McCreery,** hereinafter called the "Grantor," by these presents do hereby transfer and convey unto **Jerry E. Brown,** hereinafter called the "Grantee," all of the rights, title and interest in and to a certain tract or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Whispering Hills, Section I, as of record in Book 2331, page 83, Register's Office for said County.

Said Lot No. 40 fronts 99 feet on the northerly side of Highcrest Drive, and runs back between the lines measuring 208 feet on the westerly line, and 210 feet on the easterly line, to a dead line in the rear, measuring 106.4 feet thereon.

This conveyance is made subject to Restrictive covenants of record in Book 2481, page 499, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 83, said Register's Office, which shows a 30 foot building set back line from Highcrest Drive, and 10 foot easement for public utilities along the rear of the lot.

(Description from prior deed of record.)

Being the same property conveyed to Douglas Edward Brown and wife, Rosetta D. Brown by Warranty Deed from Woodbine Homes, Inc., a Tennessee Corporation, dated December 6, 1956, of record in Record Book 2603, Page 377, Register's Office, Davidson County, Tennessee. Douglas Edward Brown died on May 31, 1970, resulting in Rosetta D. Brown (a/k/a Rosetta Davenport

McCreery) being the sole surviving owner of the above described property. Rosetta Davenport McCreery died on March 22, 2010, leaving a Last Will and Testament probated in Davidson County Tennessee Probate Court as Case No. 10P-633. The Last Will and Testament conveyed a one-half (1/2) interest as Tenant in Common in the above described property to Jerry E. Brown and a one-half (1/2) interest as Tenant in Common in the above described property to James W. Brown. Also being the same property in which **James W. Brown,** individually, disclaimed his one-half (1/2) interest by Qualified Disclaimer of Beneficial Interest Under the Last Will and Testament of Rosetta Davenport McCreery in accordance with T.C.A Section 31-1-103 dated December 13, 2010, which resulted in Jerry E. Brown also taking James W. Brown's one-half (1/2) interest.

*Rosetta Davenport McCreery and Rosetta D. Brown are one and the same person.

This is improved property known as 580 Highcrest Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever;

AND the said **James W. Brown,** in his capacity as Executor under the Last Will and Testament of Rosetta Davenport McCreery, deceased, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Case No. 10P-633, does hereby covenant with the Grantee that as such Executor he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

AND as such Executor does further covenant and bind himself to warrant and forever defend the title to the said real property to the said Grantee, and its heirs and assigns, against the lawful claims of all persons claiming by or through said Executor.

As a result of this conveyance, **Jerry E. Brown,** is the sole owner of the real property described above.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of December, 2011.

James W. Brown, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

James W. Brown, Affiant

Sworn to and subscribed to before me, this the 29th day of December, 2011.

Notary Public

My Commission Expires:
7/7/2014

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **James W. Brown, Executor of the Last Will and Testament of Rosetta Davenport McCreery,** with whom I am personally acquainted and who acknowledged that as such Executor, he executed the within instrument for the purpose therein contained.

Witness my hand and seal this 29th day of December, 2011.

Notary Public

My Commission Expires:
7/7/2014