Instrument Prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/11/12 14:59 9 pgs
Fees:47.00 Taxes:0.00
20120111-0003062

NEW OWNERS:	SEND TAX BILL TO:	MAP & PARCEL:
John Louis Harrington Larry Dwayne Harrington Cynthia Ann Harrington Linda Marie MacQuiddy 355 Melpar Drive Nashville, TN 37211	Same	148 13006200

EXECUTOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, John Louis Harrington, being the Executor of the Estate of Walter Louis Harrington, deceased (the Decedent), as evidenced by order of the Probate Court dated August 25, 2011, and entered as docket number 11P-1222, Probate Court for Davidson County, Tennessee, (being attached hereto as Exhibit A);

FOR AND IN CONSIDERATION of the sum of $1.00, cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent, pursuant to the Last Will and Testament of Walter Louis Harrington and by Order of the Probate Court of Davidson County, Tennessee dated October 17, 2011, (see Exhibit B attached hereto), I John Louis Harrington as Executor of the said estate do hereby convey unto John Louis Harrington, Larry Dwayne Harrington, Cynthia Ann Harrington, and Linda Marie MacQuiddy, all the right, title and interest of the Decedent, and the Decedent's estate, in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

BEING Lot No. 313 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 313 fronts 70 feet on the south side of Melpar Drive and runs back 151.6 feet on the west line and 184.7 feet on the east line to a dead line in the rear on which it measures 70.5 feet.

BEING the same property conveyed to Walter L. Harrington and wife, Gertrude M. Harrington by deed from Melpar Homes, Inc., of record in Book 2692, page 331, Register's Office of Davidson County, Tennessee. The said Gertrude M. Harrington became deceased and the property passed to Walter Louis Harrington, who is now also deceased.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 28 day of December, 2011.

John Louis Harrington

JOHN LOUIS HARRINGTON,
EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, John Louis Harrington, Executor of the Estate of Walter Louis Harrington, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of December, 2011, in Franklin, Tennessee.

Michelle W. Locke

Notary Public

My Commission Expires: 10/20/2013

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20917.2011//ms

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

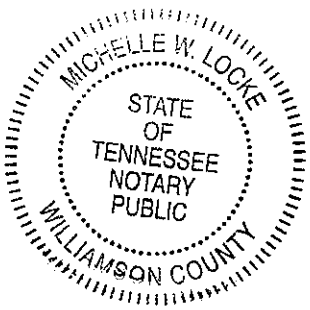
The actual consideration for this transfer is $ -00--.

John Louis Humphrey
Affiant

Subscribed and sworn to before me on this 28th day of December, 2011.

Michelle W. Locke
Notary Public

My Commission Expires: 10/20/2013



20917.2011//ms

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
AUG 25 2011
RICHARD R. ROOKER, Clerk
By: Deputy

In the matter of :	)	
	)	
The Estate of Walter Louis Harrington	)	
	)	
Deceased	)	No. 11P - 1222
	)	
John Louis Harrington,	)	
Petitioner	)	

ORDER ADMITTING WILL TO PROBATE

Based on an examination of the Petition, the decedent Walter Louis Harrington's last will, the affidavit of the subscribing witnesses and the sworn testimony of Petitioner on August 25, 2011, the Court finds the following:

A. Decedent was a resident of Davidson County, Tennessee;

B. Decedent died on March 17, 2011, at the age of ninety-one (91);

C. Decedent left a will dated August 3, 1987, which was properly signed and witnessed.

D. Petitioner, John Louis Harrington, was appointed Executor in Paragraph five of decedent's will in that the said decedent's wife predeceased him, and the Petitioner was excused from bond also in Paragraph five of decedent's will.

E. Decedent owned property at decedent's death which is subject to a Court-supervised administration by this Court worth approximately $500; and

F. The estimated gross estate for Tennessee Inheritance Tax purposes is $99,000.00, of which all is real property.

G. Petitioner will determine if an inventory will be needed.

Based on these findings, the Court ORDERS the following:

1. Decedent's will dated August 3, 1987, is hereby admitted to probate.

2. After issuing the oath to Petitioner, John Louis Harrington, letters testamentary will be issued to him;

3. All bonds are excused;

4. Notice will be issued to creditors and the Department of Revenue as required by T.C.A. § 30-2-306 and T.C.A. § 67-8-406 respectively;

5. The personal representative has until Oct 26, 2011 to file the inventory.

6. The personal representative shall file the affidavit certifying the sending of a copy of the will to each residuary beneficiary and a copy of the relevant portion of the will to each specific gift beneficiary within sixty (60) days of the date of this Order.

Entered August 25, 2011.

RANDY KENNEDY, Probate Judge

APPROVED FOR ENTRY:

THOMAS N. JONES
Attorney for petitioner
339 Main Street
Franklin, TN 37064
(615) 794-0807
BPR #007083

20917.2011/ms

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Exhibit "B"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

2011 OCT 17 AM 10:22

RICHARD R ROOKER, CLERK

D.C.

In the Matter of:	)	
The Estate of Walter Louis Harrington,	)	
	)	
Deceased,	)	No. 11P1222
	)	
John Louis Harrington,	)	
	)	
Petitioner/Executor.	)	

ORDER

This cause came to be heard on the 23rd day of September, 2011, before the Honorable Randy Kennedy Probate Judge of Davidson County, Tennessee, upon motion of counsel for the Petitioner/Executor seeking the Court to enter a declaratory judgment rendering the proper interpretations of the provisions of the Last Will and Testament of Walter Louis Harrington as to who is to inherit under said will. After a hearing and argument by counsel of the executor, the Court made the following rulings:

1. The decedent, Walter Louis Harrington, died on March 17, 2011, in Davidson County, Tennessee, leaving a paper writing being a Last Will and Testament bearing the date of August 3, 1987, which Will was executed by the decedent in the presence of the subscribing witnesses, and the subscribing witnesses each signed said Will in the presence of each other and in the presence of the decedent. At the time of said execution, no handwritten cancellations, obliterations or additions had been made to the Will.

2. The aforesaid Will was determined by this Court to constitute the whole, true and Last Will and Testament of the Decedent, Walter Louis Harrington, on August 25, 2011, and was admitted to probate on that date. On the same date, John Louis Harrington was appointed Executor of the Estate of Walter Louis Harrington.

3. Certain provisions of the said Will present difficult and uncertain issues that affect the rights of the beneficiaries and devisees and potential beneficiaries and devisees under the Will and the Executor sought instruction with respect to the third paragraph of said Will which is as follows: "In the event my said wife, Gertrude Mae Harrington, should predecease me or we should perish together or

Copy

as the result of a common disaster, then and in that event I give, devise and bequeath all of my property, real, personal and mixed, of every name, nature, kind and description whatsoever, and wherever the same may be situated, in which I may have any interest at the time of my death, to my surviving children in equal shares. They are listed as follows, John Louis Harrington, Cynthia Ann Harrington, Larry Dwayne Harrington, Linda Marie MacQuiddy and Bill Eugene Harrington." The said Bill Eugene Harrington, is deceased, dying on September 23, 2004.

4. As Executor of the Estate of Walter Louis Harrington, on September, 23, 2011, the Executor moved the Court to declare the appropriate construction and interpretation of the above provision of the Last Will and Testament of Walter Louis Harrington as to who is to take under the said Will.

5. It is the belief of the Executor that it was the intent of the Decedent to have as his devisees under the Will his surviving children as stated in paragraph three and not the issues of Bill Eugene Harrington, the deceased son. This position is further supported in paragraph six of the Will in that it so states, "I have expressly made no other dispositions and named no other persons herein because it is my express desire not to do so." Being the position of the Executor that the anti-lapse statute should not apply in the interpretation of this Will.

6. Based on the above recital of facts and the provisions of the Will so cited the motion is well taken and it is the ruling and order of this Court that the anti-lapse statute is not applicable in this matter and that the surviving heirs under Will of the late Walter Louis Harrington are his four surviving children: John Louis Harrington, Cynthia Ann Harrington, Larry Dwayne Harrington, and Linda Marie MacQuiddy.

It is therefore ORDERED, ADJUDGED, AND DECREED that the Tennessee Anti-Lapse statute is not applicable in this matter and that the surviving heirs under the Will of the late Walter Louis Harrington are his four surviving children: John Louis Harrington, Cynthia Ann Harrington, Larry Dwayne Harrington, and Linda Marie MacQuiddy.

Entered this 12 day of ~~September~~ Oct, 2011.

Randy Kennedy, Probate Judge

Copy

Approved For Entry:

Thomas N. Jones
Attorney for the Executor
339 Main Street
Franklin, Tennessee 37064
BPR#7083

Certificate of Service

A copy of the foregoing order was sent by U.S. mail, postage prepaid, on September 27, 2011, to the following persons: Cynthia Ann Harrington, 355 Malpar Drive, Nashville, TN 37211; Larry Dwayne Harrington, 514 Breslin Avenue, Smyrna, TN 37167; Linda Marie MacQuiddy, 355 Malpar Drive, Nashville, TN 37211; Mary Beth Garmon, 112 Wild Cherry Street, Celina, OH 45822; Billy Harrington, Jr., 112 Wild Cherry Street, Celina, OH 45822; Thomas Harrington, 805 Wilkins Street, Celina, OH 45822; Vicki Harrington, 192 Rugg Avenue, Newark, OH 43055; and Teresa Sunderland, 201 South Roathland Street, Wapokoneta, OH 45892.

Thomas N. Jones, Attorney

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY