Davidson County DEEDWARR
Recvd: 01/26/12 15:14 4 pgs
Fees:22.00 Taxes:0.00
20120126-0007560

This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:
Clark Family Trust
c/o Betty Chiles Nixon, Co-Trustee
1607 18th Avenue South
Nashville, TN 37212

Send Tax Bills To:
same

Map/Parcel Number:
Map 104-8
Parcel 183

WHEREAS, Thomas Henry Clark (the "Decedent") died on December 9, 2010, and Decedent's Last Will and Testament, dated November 1, 2002, was admitted to probate on December 16, 2010 as File No. 10P-1869 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Betty Chiles Nixon is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's 50% undivided right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Betty Chiles Nixon and Thomas Henry Clark, II, Co-Trustees of the Clark Family Trust created under the Will of Thomas Henry Clark, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Betty Chiles Nixon and Thomas Henry Clark, II, Co-Trustees of the Clark Family Trust created under the Will of Thomas Henry Clark (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 25th day of January, 2012.

Betty Chiles Nixon

Betty Chiles Nixon, Executor
Estate of Thomas Henry Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Betty Chiles Nixon, who upon oath acknowledged that she is the Executor of the Estate of Thomas Henry Clark, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of January, 2012.

Linda R. Koon

Notary Public

My Commission Expires: 3/3/14

LINDA R. KOON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Betty Chiles Nixon

Affiant

Subscribed and sworn to before me this 25th day of January, 2012.

Linda R. Koon

Notary Public

My Commission Expires: 3/3/14

LINDA R. KOON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being the northerly 60 feet of the Southerly 80 feet of the Easterly 150 feet of Lot No. 56, on the Map of O. B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, and Book 57, page 108, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 18th Avenue South, formerly Lamar Street, 20 feet northerly from the south line of said Lot 56; thence with the westerly margin of said Avenue northerly 60 feet; thence at right angles westerly 150 feet to an alley; thence with said alley southerly 60 feet to a point 20 feet northerly from the south line of said Lot 56; thence easterly 150 feet to the beginning.

Being the same one-half (1/2) undivided interest conveyed to Thomas Henry Clark, as a tenant in common, from Betty Chiles Nixon by deed of record at Instrument No. 20021104-0134930, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1609 18th Avenue South, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, 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.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of January, 2012.

Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE