ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
W. Lee Maddux, et al.		117 15 0 146.00
(Name) 5503 Mill Stone Drive	(Name) Same	
(Street Address) Ooltewah, TN 37363	(Street Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS INSTRUMENT PREPARED BY, AND RETURN TO:
ATTN: Wayne E. Thomas
Chambliss, Bahner & Stophel, P.C.
1000 Tallan Building
Two Union Square
Chattanooga, Tennessee 37402-2500

BILL GARRETT, Davidson County
Trans:T20120009132 DEEDWARR
Recvd: 02/07/12 08:33 4 pgs
Fees:22.00 Taxes:0.00
20120207-0010758

EXECUTORS' DEED

WHEREAS, FRANCES S. MADDUX died on February 20, 2011, and the will of said decedent was probated in the Chancery Court of Hamilton County, Tennessee, No. 11-P-125; and

WHEREAS, the undersigned duly qualified as Co-Executors of the above decedent's estate, are now administering the Estate under the terms of the will, and have determined that all debts, claims, expenses, and taxes of the Estate have been fully paid or provided for; and

WHEREAS, a disclaimer was filed in this decedent's estate by Susan M. Litchford, in which she disclaimed her entire interest as beneficiary of the trust created in Paragraphs 4.1 through 4.4 of the decedent's will, with the result that the property otherwise comprising the corpus of the trust, including the property described herein, passes free of trust to the children of Susan M. Litchford, they being over the age of distribution named in the above-referenced paragraphs; and

WHEREAS, under the terms of the said will and disclaimers, W. Lee Maddux is entitled to receive a one-half interest in the property described herein and the children of Susan M. Litchford,

being David Williams Litchford, Jr., Rachel Maddux Litchford Dyer, and Mark Windle Litchford are entitled, collectively, to receive a one-half interest in the property described herein;

NOW THEREFORE, the undersigned as Co-Executors of this Estate in order to carry out the terms of the will, as modified by the above-described disclaimer, hereby transfer and convey unto W. Lee Maddux as to an undivided one-half interest and unto David Williams Litchford, Jr., Rachel Maddux Litchford Dyer, and Mark Windle Litchford as to an undivided one-sixth interest each, all of the decedent's rights, title and interest, in and to the following described real property:

Located in Davidson County, Tennessee;

Being Lot #8 on the Plan of Green Hills Subdivision No. 2, as of record in Book 547, Page 139, Register's Office for said County;

Said Lot #8 fronts 75 feet on the northerly side of Green Hills Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same real estate conveyed to Gustavus Adolphus Maddux and wife, Frances S. Maddux, by Margaret Lucile Sewell by deed dated February 21, 1946 and recorded in Book 1371, Page 303, in the Register's Office of Davidson County, Tennessee. Gustavus Adolphus Maddux died on July 3, 1970, resulting in title vesting fully in Frances S. Maddux.

This deed is made subject to all the restrictions set out in a deed from the Commerce Union Bank, Trustee, to Margaret Lucile Sewell, unmarried, of record in Book 770, Page 572, said Register's Office.

A current survey of this property has not been made. The description of this property has been derived from the description contained in the previous deed of record.

SUSAN M. LITCHFORD AND W. LEE MADDUX, as Co-Executors only and not individually, warrant title to the above-described real estate in as full and ample a manner as they as such Co-Executors have authority to do, but not any further or otherwise; and they as Co-Executors, hereby transmit to Grantees, all rights and benefits under any and all covenants and warranties set out in any prior deeds conveying said real estate.

This deed was prepared from information furnished by the parties involved and preparer makes no representation as to status of title or accuracy of information.

IN WITNESS WHEREOF, the undersigned have executed this Executors' Deed on the 30TH day of JANUARY, 2012.

Susan M. Litchford
SUSAN M. LITCHFORD
CO-EXECUTOR

STATE OF TENNESSEE)
)
COUNTY OF CUMBERLAND)

Before me, a Notary Public of the State and County mentioned, personally appeared the within named SUSAN M. LITCHFORD, Co-Executor of the Estate of FRANCES S MADDUX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this day 30TH of JANUARY, 2012.

MARY BETH DOCTOR STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY

Mary Beth Doctor
NOTARY PUBLIC

My commission expires: 12-5-2012

W. LEE MADDUX
CO-EXECUTOR

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me, a Notary Public of the State and County mentioned, personally appeared the within named W. LEE MADDUX, Co-Executor of the Estate of FRANCES S MADDUX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this day 25 of January, 2012.

PAMELA A. SEKENSKI NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

NOTARY PUBLIC

My commission expires: July 8, 2015

AFFIDAVIT OF VALUE

I hereby swear and affirm that this is a transfer to carry out the terms of a decedent's will and that there is no transfer tax due under Tennessee Code Annotated §67-4-409.

Affiant

Sworn to and subscribed before me
this 25 day of January, 2012.

Notary Public

My commission expires: July 8, 2015

PAMELA A. SEKENSKI NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY