BILL GARRETT, Davidson County
Trans:T20120036008 DEEDWARR
Recvd: 05/16/12 11:41 2 pgs
Fees:13.00 Taxes:1098.90
20120516-0042359

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 31, 2014

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER C. KING, JR.	**SAME**	**104-06-0-227.00**
(NAME) **3212 ACKLEN AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WALTER C. KING, JR., EXECUTOR OF THE ESTATE OF DOROTHY M. KING**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER C. KING, JR.**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly part of Lot No. 92 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Land, on 32nd Avenue South, in the 26th Ward of the City of Nashville, said plan not being of record and described as follows:

Beginning at a point in the northerly margin of Acklen Avenue, formerly Orient Circle, at the southwest corner of the property conveyed to City of Nashville, by deed from R. W. Grizzard and wife, of record in Book 716, page 174; thence with City of Nashville's westerly line, northwardly 120 feet, more or less, to the southeasterly margin of Love Circle, as shown on said survey; thence with the same, southwestwardly 58 feet to the southeasterly margin of Marlborough Avenue; thence with the southeasterly margin of said Avenue, southwestwardly 124 feet to the northerly margin of Acklen Avenue, thence with the same, eastwardly 117.5 feet to the beginning.

Being the same property conveyed to Dorothy M. King, a widow, from Joe L. Barnes, Jr. and wife, Elizabeth L. Barnes, by deed dated September 7, 1967 of record in Book 4170, page 318, Register's Office for Davidson County, Tennessee. The said Dorothy M. King having since died. The Last Will and Testament of Dorothy M. King filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 11P-99) vested said property in the Executor of the Estate with full power to sell said property.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

Unimproved ( )
This is improved(X) property, known as **3212 ACKLEN AVENUE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of May, 2012.

WALTER C. KING, JR., EXECUTOR OF THE ESTATE OF DOROTHY M. KING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter C. King, Jr., Executor of the Estate of Dorothy M. King**, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2012.

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: July 7, 2014

Notary Public