BILL GARRETT, Davidson County
Trans:T20120061343 DEEDWARR
Recvd: 08/16/12 15:02 2 pgs
Fees:13.00 Taxes:425.50
20120816-0073647

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
CHIC 12199

ADMINISTRATOR'S DEED

I, WILLIAM A. CAPPS, Administrator C.T.A. of the ESTATE OF BETTY ANN CAPPS, deceased, pursuant to an Order to Approve Sale filed August 10, 2012, in the Seventh (7th) Circuit Court for Davidson County at Nashville, Tennessee, by these presents do transfer and convey unto J&B REALTY HOLDINGS, LLC, a Tennessee Limited Liability Company, it's successors and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 241 on the Map of Section III, Crieve Hall Estates, as of record in Book 2133, Page 59, in the Register's Office of Davidson County, Tennessee.

Siad Lot No. 241 is described as follows:

BEGINNING at a point in the easterly margin of Trousdale Drive, said point being the common corner of Lots 241 and 242; thence easterly with the line between said Lots 185 feet to a point; thence southerly 147.3 feet to a monument in the margin of an unnamed street; thence with the margin of same westerly 153.94 feet to a monument; thence around a curve with a radius of 25 feet, 38.60 feet to a point in the margin of Trousdale Drive; thence with the margin of same northerly 114.95 feet to the point of beginning.

Being the same property conveyed to Betty Ann Capps, single by deed from William H. Patterson and wife, Billie S. Patterson, dated April 16, 1964 and of record in Book 3709, Page 113, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Trousdale Drive and Fieldcrest Drive.

This conveyance is subject to all matters as shown on plat of record in Book 2133, Page 59, in the register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said J&B REALTY HOLDINGS, LLC, a Tennessee Limited Liability Company, it's successors and assigns, forever.

WITNESS MY HAND as and for this the 15th day of August, 2012.

ESTATE OF BETTY ANN CAPPS

William A. Capps
WILLIAM A. CAPPS, Administrator C.T.A.

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WILLIAM A. CAPPS, Administrator CTA of the Estate of BETTY ANN CAPPS, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 15th day of August, 2012.

Kelly Grigsby
NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 115,000.00 , this being a transfer incident to the distribution of the estate of BETTY ANN CAPPS.

Affiant

Sworn to and subscribed to before me this 15th day of August, 2012.

Kelly Grigsby
NOTARY PUBLIC

My Commission Expires: 09/23/2014

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

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Map & Parcel: 14608012500

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
J&B REALTY HOLDINGS, LLC
6312 Lowellwood Dr.
Brentwood TN 37027