BILL GARRETT, Davidson County
Trans:T20120062897 DEEDQC
Recvd: 08/22/12 14:23 2 pgs
Fees:12.00 Taxes:0.00
20120822-0075617

ADMINISTRATRIX C.T.A. DEED

FROM: MARJORIE WARD JOHANSON, ADMINISTRATRIX

TO: MARJORIE WARD JOHANSON, et al

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Marjorie Ward Johanson	Marjorie Ward Johanson	11704030400
1502 Cedar Lane	2944 Pine Haven Drive	
Nashville, TN 37212	Birmingham, AL 35223	

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF Alabama)
)
COUNTY OF Jefferson)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Marjorie Ward Johan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF August, 2012.

Judy K. Griffith
NOTARY PUBLIC
My Commission Expires: 6/23/14

Portia Ward died on September 4, 1987. Marjorie Johanson was appointed Administratrix C.T.A. of the Estate of Portia Ward, pursuant to her Last Will and Testament, November 23, 1982, by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 90488. The Administratrix C.T.A. by signing this deed releases any right the Administratrix C.T.A. has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the Last Will & Testament of Portia Ward, Marjorie Johanson, as Administratrix C.T.A. of the Estate of Portia Ward, quitclaims to Leslie Ward Estock and Marjorie Ward Johanson, for their lifetimes the remainder to be divided equally between Ward Christopher Clark, Susan Ward Carr, Charles R. Johanson, III., Sheryl Johanson Ritter, Marion Ward Johanson, Edward Estock, Jr., Portia Lynn Estock, the said Leslie Ward Estock having since died, all rights, title and interest in the following described real estate situated in Davidson County, Tennessee:

A certain lot or parcel of land located in the seventh civil district of said Davidson County, Being Lot No. 120 in the plan of Victoria Place which is of record in Book 332, Page 10, in the Register's Office for said County.

Said Lot No. 120 fronts 70 feet on the north side of Victoria Avenue and runs back 168 feet on the east line and 163 feet 4 inches on the west line to an alley on which it measures 69.9 feet.

Being the same property conveyed to M.E. Ward and wife, Portia Savage Ward, of Davidson County, State of Tennessee, as of record in Book 1090, page 20, of the Register's Office of Davidson County, Tennessee.

The said Leslie Ward Estock Administratrix C.T.A. died leaving Marjorie Ward Johanson as sole owner of the above parcel.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property is known as 1502 Cedar Lane, Nashville, Tennessee 37212.

And now, I, MARJORIE JOHANSON, Administratrix C.T.A., for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Marjorie Ward Johanson for life, remainder to Ward Christopher Clark, Susan Ward Carr, Charles R. Johanson, III., Sheryl Johanson Ritter, Marion Ward Johanson, Edward Estock, Jr., Portia Lynn Estock, the said Leslie Ward Estock having since died their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of August, 2012.

Estate of Portia Ward by Marjorie Johanson
Marjorie Johanson, Administratrix C.T.A.

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public in and for County and State, the within named, MARJORIE JOHANSON 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 Birmingham, Alabama, this 17th day of August, 2012.

Judy K. Griffith
Notary Public

JUDY K. GRIFFITH NOTARY PUBLIC ALABAMA STATE AT LARGE

My commission expires: 6/23/14