BILL GARRETT, Davidson County
Trans:T20120065658 DEEDWARRSP
Recvd: 08/31/12 15:51 4 pgs
Fees:22.00 Taxes:0.00
20120831-0079118

This Instrument prepared by:
James R. Cheshire, III, Attorney
915 Huntington Circle
Nashville, Tennessee 37215

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send tax bills to:	Map-Parcel Nos.:
Tammy Lynn Grimes 335 Willard Drive Nashville, Tennessee 37211	Same	Map: 95-4 Parcel: 169 Map 148-01 Parcel: 100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This deed is executed by an executor to implement a testamentary devise and, as such, pursuant to TCA Section 67-4-409(a)(3)(D) no transfer tax is due.

AFFIANT

Subscribed and sworn to before me
this 30th day of Aug., 2012.

Notary Public

JAMES R. CHESHIRE, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 05/20/14

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid, and other

good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **James R. Cheshire, III, Executor of the Estate of Mary Lucille Kerr** , deceased, with full power to sell and convey without the joinder of any beneficiary of such estate or approval of any court, herein referred to as "Grantor", does hereby transfer, convey and assign to **Tammy Lynn Grimes,** hereinafter referred to as "Grantee", her heirs, representatives and assigns, those certain parcels of land situated, lying and being in Davidson County, Tennessee, specifically described as follows:

TRACT I:

Being Lot No. 27 on the Map of Eva Mor Heights, as of record in Book 1424, Page 149, Register's Office of said County.

Said Lot No. 27 fronts 75 feet on the easterly side of Graylynn Drive and runs back 263.44 feet on the northerly line and 265.01 feet on the southerly line, to a dead line in the rear, measuring 39.92 feet thereon.

Being the same property conveyed to Charles E. Kerr and wife, Mary Lucille Kerr, by deed from Commerce Union Bank, dated November 30, 1979 of record in Book 5538, Page 239, Register's Office of said County; the said Charles E. Kerr having predeceased Mary Lucille Kerr. The said Mary Lucille Kerr died a single person on June 28, 2009 leaving a Last Will and Testament of record under Docket Number 09P1107, Probate Court Clerk's Office of Davidson County, Tennessee, pursuant to which this transfer is made.

This is improved property know as 211 Graylynn Drive, Nashville, Tennessee 37214.

TRACT II:

Being Lot N. 160 on the Plan of Haywood Acres, Section III, of record in Book 2900, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lucille M. Kerr, unmarried, being one and the same person as Mary Lucille Kerr, by deed from Peter M. Vonier, et ux., dated April 10, 2002 of record as instrument number 20020412-0045762, Register's Office of said County. The said Lucille M. Kerr died a single person on June 28, 2009 leaving a Last Will and Testament of record under Docket Number 09P1107, Probate Court Clerk's Office of Davidson County, Tennessee, pursuant to which this transfer is made.

This is improved property known as 335 Willard Drive, Nashville, Tennessee 37211.

This conveyance is made subject to 2012 Metropolitan Government taxes, a lien, but not yet due and payable, and to any liens, easements or restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right title and interest in and to the above described property unto the said Grantee, her heirs, personal representatives and/or assigns, forever in fee simple.

AND the Grantor does covenant with the Grantee that Grantor in his capacity as such executor, but no further or otherwise, (i) is lawfully seized and possessed of said property in fee simple, (ii) has a good right to convey same, and (iii) except as noted above, the property is free from all encumbrances made by Grantor; and Grantor will warrant and forever defend the title to said property to the said Grantee, her heirs, personal representatives and assigns against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

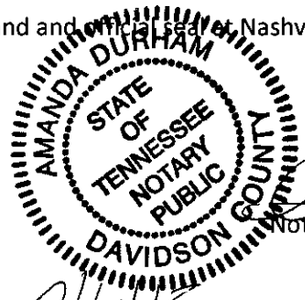
WITNESS my hand this 31st day of Aug., 2012.

James R. Cheshire, III, Executor of the Estate of
Mary Lucille Kerr, deceased

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, James R. Cheshire, III, Executor of the Estate of Mary Lucille Kerr, deceased, 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 31st day of August 2012.



Notary Public

My commission expires: 7/6/15