Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

BILL GARRETT, Davidson County
Trans:T20120083883 DEEDQC
Recvd: 11/02/12 13:47 3 pgs
Fees:17.00 Taxes:0.00
20121102-0101176

NO TITLE SEARCH
NO CONSIDERATION
DEED OF EXECUTOR

Address of New Owner:
Patricia S. Miller, Trustee
Oscar L. Shultz Family Credit
Shelter Trust U/W dated 10/21/03
P.O. Box 11567
Murfreesboro, TN 37129

Send Tax Bills To:
Same

Map and Parcel No.
Map 131 14
Parcel 59.00

This transfer is exempt from recording tax pursuant to T.C.A.§ 67-4-409 (a)(3)

WITNESSETH

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Patricia S. Miller, Executrix of the Last Will and Testament of Oscar L. Shultz dated October 21, 2003**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Patricia S. Miller, Trustee, Oscar L. Shultz Family Credit Shelter Trust U/W dated October 21, 2003** ("Grantee"), all of its fifty percent (50%) interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

'Being Lot No. 94 on the Plan of Section Two, 2nd Addition, Seven Hills, as of record in Book 2854, Page 80, Register's Office for said County.

Said Lot No. 94 fronts 119.1 feet on the east side of Villa Green Drive, and runs back 399.1 feet on the north line and 435.1 feet on the south line, to a dead line in the rear on which it measures 143.4 feet.

Being the same property conveyed to **Oscar L. Shultz**, a fifty percent (50%) interest as tenant in common and to **Elsie U. Shultz** a fifty percent (50%) interest as tenant in common, by Quitclaim Deed dated October 21, 2003, from **Oscar L. Shultz, Jr. and wife, Elsie U. Shultz**, of record in Instrument No. 20031106-0162817, Register's Office for Davidson County, Tennessee. Oscar L. Shultz died on January 31, 2012, testate, with his will probated as Case No. 12P-968 in Seventh Circuit Court, Davidson County, TN.

This is improved property known as **4622 Villa Green Drive, Nashville, TN 37215**

(Description from prior deed of record).

AND the said **Patricia S. Miller**, in her capacity as Executrix under the Last Will and Testament of Oscar L. Shultz, deceased, filed in Davidson County Probate Court as Case No. 12P-968, does hereby covenant with the Grantee that as such Executrix (and not individually) she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

AND as such Executrix, (and not individually) she does further covenant and bind herself to warrant and forever defend the title to the said real property to the said Grantee, and her heirs and assigns, against the lawful claims of all persons claiming by or through said Executrix.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 18th day of Oct., 2012.

Patricia S. Miller

Patricia S. Miller, Executrix of the Last Will and Testament of Oscar L. Shultz dated October 21, 2003

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Patricia S. Miller, Executrix of the Last Will and Testament of Oscar L. Shultz dated October 21, 2003**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of Oct, 2012.

Notary Public

My Commission Expires: 3-22-14

ZACH MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is Zero Dollars ($0).

Patricia S. Miller
Affiant

Sworn to and subscribed to before me, this the 18 day of Oct, 2012.

Notary Public

My Commission Expires:
3-22-14

ZACH MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY