This Instrument Prepared By:
Sherrard & Roe PLC (CMC)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/12/12 15:22 4 pgs
Fees:22.00 Taxes:0.00
20121212-0114666

EXECUTOR'S DEED

Address New Owners:
Joseph William Sauve
P.O. Box 9375
Chattanooga, TN 37412

Send Tax Bills To:
same

Map/Parcel Number:
Tax Map 132-09
Parcel 104.00

WHEREAS, Carol H. Sauve (the "Decedent") died on January 10, 2010, and Decedent's Last Will and Testament, dated March 6, 1979, was admitted to probate on April 5, 2010, as File No. 10P-541 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Joseph William Sauve is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Joseph William Sauve in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers and conveys all of the Executor's right, title and interest in the Property to Joseph William Sauve (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property known as 903 Cadillac Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 12 day of December, 2012.

Joseph William Sauve

Joseph William Sauve, Executor
Estate of Carol H. Sauve

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Joseph William Sauve, who upon oath acknowledged that he is the Executor of the Estate of Carol H. Sauve, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12 day of December, 2012.

Traci Bruce
Notary Public

My Commission Expires: 

NOTARY PUBLIC
~~Traci Bruce~~
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

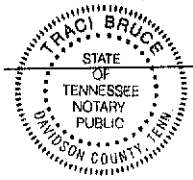
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Joseph William Sauve'
Affiant

Subscribed and sworn to before me this 12 day of December, 2012.

Traci Bruce
Notary Public

My Commission Expires: 

NOTARY PUBLIC
~~Traci Bruce~~
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

Legal Description

Being the northerly 300 feet of the westerly 100 feet of Lot No. 23 on the plan of Oakhill Subdivision No. 1, as of record in Book 547, page 49, Register's Office said County.

Said part of Lot No. 23 fronts 100 feet on the southerly side of Cadillac Avenue, as shown on plan of record in Book 547, page 52, said Register's and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Joseph P. Sauve and wife, Carol H. Sauve, of record in Book 1976, page 473, Register's Office for Davidson County, Tennessee. Joseph P. Sauve died on January 15, 1979, and his interest vested in his surviving spouse, Carol H. Sauve. Carol H. Sauve died on January 10, 2010.

CERTIFICATE OF AUTHENTICITY

I, Traci Bruce, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Bruce

Traci Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Anna Edge, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Bruce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of December, 2012.

ANNA M. EDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Anna Edge

Notary Public

My Commission Expires: 5.20.14