THIS INSTRUMENT PREPARED BY:
Robert W. Rutherford, Attorney
1312 Sixth Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER:
Ann Rutherford Reed
Edwin Ruthven Rutherford, III
Jean Rutherford Lee
2000 Hwy. 49 West
Ashland City, TN 317015

Map 58 Parcel: 191

BILL GARRETT, Davidson County
Trans:T20130008025 DEEDQC
Recvd: 01/30/13 08:41 2 pgs
Fees:12.00 Taxes:0.00
20130130-0009469

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Edwin Ruthven Rutherford, III, Executor of the Estate of Edwin R. Rutherford, Sr., for the express purpose of making a re-conveyance to Ann Rutherford Reed, Jean Rutherford Lee, and Edwin Ruthven Rutherford, III, have this day bargained and sold and by these presents do hereby transfer and convey all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as follows:

Land in Davidson County, Tennessee, to wit:

Being a Parcel of Land in the First Civil District of Nashville, Davidson County, Tennessee bounded on the West by the Easterly Margin of Eaton's Creek Road, Bounded on the North by the Roger C. Brown Property, as Recorded in Deed Book 9969, Page 639 Register's Office of Davidson Cou7nty, TN, Bounded on the East by the Elsie Carrington Property as Recorded in Deed Book 1148, Page 537, Register's Office of Davidson County, Tennessee, Bounded on the South by the Eaton's Creek Road Estate Investors Fund, LLC Property, as recorded in Deed Book 10996, Page 941, Register's Office of Davidson County, TN, and Being more particularly described as follows:

Beginning at an Iron Pin in the Easterly Margin of Eatons Creek Road, Said point being the Northwesterly corner of the Property Described herein:

Thence, a Common Line with the Roger C. Brown Property, as recorded in Deed Book 9969, Page 639, Register's Office of Davidson County, TN, South 83 Degrees 29' 41" East 54.94 Feet;

Thence, a Common Line with the Elsie Carrington Property, as recorded in Deed Book 1148, Page 537 Register's Office of Davidson County, TN, South 06 Degrees 28'04" East, 142.38 feet;

Thence, a Common Line with the Eaton's Creek Road Estate Investors Fund, LLC Property, as recorded in Deed Book l0996, Page 941, Register's Office of Davidson County, TN, North 84 Degrees 25'45" West, 46.94 feet to a point in the Easterly Margin of Eatons Creek Road;

Thence, with said margin, North 09 Degrees 28'51" West, 145.12 Feet to th Point of Beginning.

Containing 0.163. acres mor or less.

Being the same property conveyed to E. R. Rutherford by deed from Billie Faye Ames, of record in Instrument Number 2002008-0122741, Register's Office of Davidson County, Tennessee, the said E. R. Rutherford having died on November 28, 2011.

This is (improved-unimproved) property known as **4459 Eaton's Creek Road, Nashville, TN 37218**

This conveyance is further subject to 1) all applicable zoning ordinances, 2) utility, sewer, drainage and other easements of record, 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 4) building restrictions and, 5) other matters of public record.

E. R. TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns, forever.

AND I DO COVENANT with the GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the sand GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

I convey as Executor only, as fully and completely as I could or should do, but no further otherwise and I am not personally bound upon any of the covenants or warranties contained herein.

WITNESS MY HAND this 16 day of Jan, 2013

Edwin Ruthven Rutherford, III
Executor of the Estate of Edwin R. Rutherford, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, Edwin Ruthven Rutherford, III, Executor of the Estate of Edwin R. Rutherford, Sr., the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 16 day of Jan, 2013

NOTARY PUBLIC

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/7/2014

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 16 *day of* Jan, 2013

notary public

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/7/2014

Send Tax Bill to
Edwin R. Rutherford
P.O. Box 611 Ashland City, TN 37015