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

ADDRESS NEW OWNER:

Edwin Ruthven Rutherford, III
2000 Hwy. 49 West
Ashland City, TN 317015

Map and Parcel: 069070018

BILL GARRETT, Davidson County
Trans:T20130008025 DEEDQC
Recvd: 01/30/13 08:46 2 pgs
Fees:17.00 Taxes:0.00
20130130-0009473

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 Edwin Ruthven Rutherford, III, have this day bargained and sold and by these presents do hereby transfer and convey unto Robert W. Rutherford, Trustee, his successors and assigns, all of my 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 th 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to Vernon Trice and wife, by deed from Charles Blanton and wife, of record in book 2701, page 74, Register's Office for said County, said corner being also in the northern boundary line of the property conveyed to E. C. Flatt, of record in book 2098, page 171, said Register's office; thence with Flatt's northern boundary line north 49° 35′ east 326.5 feet to a point in the westerly margin of a 30-foot lane; thence with an old fence north 31° west 934 feet; thence north 52° 30' west 245 feet to the center of Whites Creek; thence with same north 86° west 100 feet, south 56° west 87 feet, south 23° west 89 feet, south 42° west 73 feet, south 39° west 80 feet and south 59° west 77 feet to the northeast corner of the property conveyed to Luther Whitfield and wife, by deed from J. G. Jackson and wife, of record in book 2696, page 10, said Register's Office; thence with the eastern boundary line of said Whitfield property, south 39° 45' east 990 feet, more or less, to Whitfield's southeast corner; thence north 41° 15' east 15 feet;, thence south 42° 15' west 67 feet to the northeast corner of said Vernon Trice property; thence continuing with the eastern boundary line of said Trice property south 41° 15' east 193 feet to the beginning.
Together with all my right title and interest in and to a strip of land lying west of the above described tract of land and lying between the property owned by Trice, Crawford and Whitfield and east of the Hydes Ferry Pike or State Highway No. 12 designated as a 50-foot right-of-way as follows:

Beginning at an iron pin on the easterly margin of the Hydes Ferry Pike as now located at the southwest corner of the property conveyed to Luther Whitfield and wife, by deed from J.G. Jackson and wife, of record in book 2696, page 10, said Register's Office; thence with the southern boundary line of said Whitfield property and the northerly margin of said 50-foot right-of-way north 41° 15' east 227.8 feet to Whitfield's southeast corner; continuing in the same direction 5 feet in all 242.8 feet; thence south 42° 15' east 67 feet to the northeast corner of the property conveyed to Vernon Trice and wife, by deed of record in book 2701, page 74, said Register's office; thence with the northern boundary line of said Trice property, south 49° 15' west 123 feet to an iron pin at the northeast corner of the property conveyed to Oscar Crawford and wife, of record in book 2590, page 517, said Register's office; thence with the northern boundary line of said Crawford property south 50° west 117.5 feet to the easterly margin of said Hydes Ferry Pike; thence with same northwestwardly to the beginning.
Being part of the real property conveyed to J.G. Jackson and wife, Mattie Louise Jackson, by two deeds from Joe Walkup and wife, of record in book 1088, page 335, and book 1169, page 183, Register's Office for said County.

Being the same property conveyed to E. R. Rutherford, from J. G. Jackson and wife, Mattie Louise Jackson, the said E. R. Rutherford having died on November 28, 2011, of record in Book 4083, page 164, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to: 1)Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record, 3) All easements of record, 4) All visible easements 5) All matters appearing on the plat of record, 6) All applicable government and zoning regulations, 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due, 8) Grantor shall be responsible for any rollback taxes.

And, now, I Robert W. Rutherford, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto Edwin Ruthven Rutherford, III the same property hereinabove described, 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.

This is improved property known as **0 Ashland City Hwy., Nashville, Tennessee 37218**

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

Robert W. Rutherford, Trustee

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

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

NOTARY PUBLIC

My commission expires: 7/7/2014

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

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, the within named Robert W. Rutherford, Trustee, 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

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

NOTARY PUBLIC

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

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

Notary Public

My commission expires: 7/7/2014