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: 069070019.00

BILL GARRETT, Davidson County
Trans:T20130008025 DEEDQC
Recvd: 01/30/13 08:47 2 pgs
Fees:17.00 Taxes:0.00
20130130-0009474

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:

Tract No. 1: Beginning at the southeast corner of a tract of land conveyed to Mrs. Emma G. Walkup by deed from Isaac B. Spann, of record in book 496, page 560, Register's Office for said County; thence north 62 degrees east 33.56 poles to a stone in J. K. Sewell's west boundary; thence with said boundary, north 1 degree west 63.6 poles to the center of White's Creek and with the same, north 71 degrees west 20 poles; thence north 80 degrees west 48 poles; thence north 74 degrees west 12 poles; thence north 42 degrees west 12 poles; thence north 87 degrees west 4 poles to a stake, the northeast corner of the west portion of said tract; thence south 31 degrees east 122 poles to the beginning, containing 28.72 acres, more or less.

There is excluded from this tract a small tract in the pasture field where there are four adult graves and one child's grave, it being our intention and purpose not to sell the land actually used and occupied by said graves, neither do we reserve the privilege of access to and from said graves, it being our purpose not to use this tract further as a burying place for our people.

Tract No. 2: All right, title and interest in and to a certain road running through the George W. Abernathy place, located in the 13th, formerly the 23rd, Civil District of said County and bounded as follows: Beginning at Felix Abernathy's southeast corner at R. S. Dale's line and running with R. S. Dale's line, south 10 feet to George W. Abernathy's line; thence with his line west to center of Hydes Ferry Pike; thence with said Pike, north 10 feet to W. H. Cato line; thence with Cato's line and Felix Abernathy's line east to the beginning.

Included in the above described property but specifically excluded therefrom is a tract containing 20.8 acres, more or less, conveyed to Lxxx Jordan by deed from Georgia Mai Richards, et al., of record in book 2546, page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. R. Rutherford from Barbara R. Rutherford, the said E. R. Rutherford having died on November 28, 2011, of record in Instrument Number 20100127-0006853, 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.

This is improved property known as **0 Clintondale Drive, 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.

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.

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

NOTARY PUBLIC

My commission expires: 7/7/2014

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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

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

notary public

My commission expires: 7/7/2014

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