This instrument prepared by:

BILL GARRETT, Davidson County
Trans:T20130022342 DEEDWARR
Recvd: 03/19/13 12:26 4 pgs
Fees:22.00 Taxes:0.00
20130319-0027200

JOHN R. REYNOLDS (#2522)
Attorney at Law
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611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **DONALD JONES**, 4418 Winston Avenue, West, Nashville TN 37211

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. **105 03 0 113.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DOROTHY STEWART JAMES died **28 June 2012**, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **12P-1109**; and

WHEREAS, DOROTHY STEWART JAMES left a paperwriting dated **12 April 1994**, which instrument was admitted to probate on **18 July 2012**, as her Last Will and Testament and recorded in Will Book/page **12P-1109**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, DONALD JONES is the duly appointed and acting Personal Representative of the Estate of **DOROTHY STEWART JAMES**, deceased, under Letters Testamentary issued **18 July 2012**;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of and vesting the real property hereinafter described to **DONALD JONES**, by and under said Last Will and Testament of **DOROTHY STEWART JAMES**, deceased, the undersigned, **DONALD JONES**, Personal Representative of the Estate of **DOROTHY STEWART JAMES**, deceased, hereinafter referred to as Grantor, by these presents does hereby transfer and convey to **DONALD JONES**, his heirs and assigns, hereinafter referred to as Grantee, that

certain tract or parcel of land in **Davidson County, Tennessee,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is ( ) **improved** ( ) **unimproved** real property located at and known as **1110 Second Avenue, South, Nashville TN 37210.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **DONALD JONES**, his successors and assigns, forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representative he has a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Limited Warranty Deed on the 19th day of March 2013.

DONALD JONES, Personal Representative of the Estate of **DOROTHY STEWART JAMES**, deceased.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **DONALD JONES** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **DOROTHY STEWART JAMES**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Personal Representative's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March 2013.

Fran James Notary Public

My commission expires: 3-3-2015

FRAN JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 50000.00

Donald James Affiant

Subscribed and sworn to before me this 19th day of March 2013.

Fran James Notary Public

My commission expires 3-3-2015

FRAN JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

1110 Second Avenue, South, Nashville,
Davidson County TN 37210
Map/Parcel No. **ID#** **105 03 0 113.00**
Field Book No. _____

Land in Davidson County, Tennessee, and being described as shown in an Installment Deed from Miss Jane Cockrill, a single person, to Bennie Ed Stewart and wife, Elizabeth Stewart, as shown of record in Book 1278, page 207, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING on the easterly margin of Second Avenue, South (formerly Market Street), 275 feet northerly from the northerly margin of Chestnut Street, the northwest corner of the J. H. Frith Lot; thence with the easterly margin of said Avenue northerly 32-1/2 feet to the southwest corner of the Gerth Lot; thence easterly with the southerly line of the Gerth Lot, 190 feet, more or less, to the westerly margin of an alley; thence with said alley southerly 32-1/2 feet to the northeast corner of the said Frith Lot; thence with the northerly line of said Frith Lot, westerly 190 feet, more or less, to the beginning.

Being the same property conveyed to **Dorothy Stewart James and Rosetta Stewart Jones, tenants in common**, by Quitclaim Deed from John R. Reynolds, Trustee, as shown of record in Book **8427**, page **193**, Register's Office for **Davidson** County, Tennessee.

Rosetta Stewart Jones died 25 December 1993, leaving Gerry Jones and Donald Jones her only heirs-at-law.

Dorothy Stewart James died testate and devised her interest in this Real Property to Donald Jones and his brother, Gerry (Waddell) Jones, who predeceased Dorothy Stewart James on 13 June 2001, under her Last Will and Testament admitted to probate on 18 July 2012, and shown of record under Case No. **12P-1109**, Probate Court Clerk's Office, Davidson County, Tennessee.

Gerry Jones died without surviving parents, surviving spouse or children (issue) and leaving his only heir-at-law his brother, Donald Jones.

This Deed is evidence of distribution of the above-described real property to **DONALD JONES**, beneficiary by and under the Last Will and Testament of **DOROTHY STEWART JAMES**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D)***.