PERSONAL REPRESENTATIVE DEED

This document was prepared by:

Mr. Patrick Johnson, Esq.
Tennessee BPRN 7339
Johnson, Scruggs & Barfield
95 White Bridge Road
Suite 508, Cavalier Building
Nashville, Tennessee 37205
Phone: 615-352-8326;
E-mail: patrickjohnson@jsblaw.com

BILL GARRETT, Davidson County
Trans:T20130050106 DEEDWARR
Recvd: 06/14/13 08:50 4 pgs
Fees:22.00 Taxes:0.00
20130614-0060803

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Ms. Jeanne E. Riggs 106 Sylvan Glen Court Nashville, Tennessee 37209	Same as New Owner	91-16-A106CO 12W-55056

Pursuant to her duties and responsibilities as the Personal Representative of the Estate of William R. Riggs with a copy of the Letters Testamentary attached hereto and pursuant to the Last Will and Testament of William R. Riggs, **Jeanne E. Riggs** (hereinafter called the "Grantor"), does transfer and convey unto **Jeanne E. Riggs and Betty H. Riggs as tenants in common with the right of survivorship** (hereinafter called the "Grantee"), his/her heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106, on the plan of Phase I, Sylvan Glen Condominiums, of record as Exhibit C, in Book 7249, page 541, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Jeanne E. Riggs and William R. Riggs Unmarried, by deed from Karen L. Johnson of record in Book

9138, Page 607, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Phase I, Sylvan Glen Condominiums, as said areas are set forth and defined in Master Deed of record in Book 7249, page 494; amended in Book 7346, page 974; By-Laws of record in Book 7249, page 526, amended in Book 7346, page 974; and Charter of record in Book 7249, page 490, in Register's Office for Davidson County, Tennessee and to which reference is hereby mad for more particulars.

This is improved property known as 106 Sylvan Glen Court, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his/her/its heirs and/or successors and assigns, forever. The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 5th day of June, 2013.

Jeanne E. Riggs

Jeanne E. Riggs, Personal Representative of the Estate of William R. Riggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Jeanne E. Riggs,** the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 5th day of June, 2013.

Notary Public

My Commission Expires: DOO.S, 2014

J.P. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Jeanne E. Riggs

Jeanne E. Riggs, Personal Representative of the Estate of William R. Riggs

Subscribed and sworn to before me, this the 5th day of June, 2013.

Notary Public

My commission expires: DOO.S, 2014

J.P. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

11P1255

To JEANNE ELLEN RIGGS :

It appearing to the Court that WILLIAM R RIGGS has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said JEANNE ELLEN RIGGS to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this August 24, 2011 .

RICHARD R. ROOKER CIRCUIT COURT CLERK

Richard R. Rooker, Clerk

_____ D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to JEANNE ELLEN RIGGS, Executrix of the estate of WILLIAM R RIGGS deceased, and I do further certify that JEANNE ELLEN RIGGS is still acting Executrix of the estate of WILLIAM R RIGGS, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 24th day of August, 2011.

RICHARD R. ROOKER CIRCUIT COURT CLERK

Richard R. Rooker, Clerk

_____ D.C.