This instrument was prepared by:

James N. Bryan, Jr.
211 Third Avenue, North
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 06/26/13 11:28 4 pgs
Fees:22.00 Taxes:0.00
**20130626-0065659**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.0

Affiant, Patrick J. Watson

Sworn to and subscribed before me this 24th day of June, 2013.

Notary Public

DEANNA C. HUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
05/14/2017

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: 147 04 0 032.00 |
|---|---|---|
| Joseph Henry Watson, Jr.<br>4830 Foley Drive<br>Nashville, TN 37211 | Same | |

## EXECUTOR'S DEED

Mavis B. Watson, unmarried, died on January 12, 2013, leaving a Will, dated January 15, 2010. The Will was admitted to Probate on February 12, 2013, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being Docket No. 13P-277. The Will named Patrick J. Watson as the Executor and the Executor was duly qualified and Letters Testamentary issued. All debts of the Decedent have now been paid. In accordance with the provisions of the Will of Mavis B. Watson, Patrick J. Watson, Executor of the Estate of Mavis B. Watson, for and in consideration of the sum of $10.00, cash in had paid, the receipt and sufficiency of which is hereby duly acknowledged, has bargained and sold and by these presence do transfer and convey unto Joseph Henry Watson, Jr., hereafter called the grantee, his heirs,

successors and assigns a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 77 on the Plan of Beverly Heights, Section 2, as of record in Book 2331, page 42, Register's Office for said County.
>
> Said Lot No. 77 fronts 136.27 feet on the easterly side of Foley Drive and extends back 229.6 feet on the northerly line and 231.4 feet on the southerly line to a dead line, which is a broken line, measuring 183.6 feet thereon.
>
> Being the same property conveyed to Mavis B. Watson by quitclaim deed from Joseph Henry Watson dated March 5, 1998, of record in Book 10832, page 397, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to a 10-foot easement for public utilities, another easement, 125-foot building setback line from Foley Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, page 42, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 2440, page 199, Register's Office for said County.
>
> This is unimproved property known as 4824 Foley Drive, Nashville, TN 37211.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his/her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself/herself, his/her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed my hand this 24th day of June, 2013.

Estate of Mavis B. Watson

By: Patrick J. Watson

Patrick J. Watson, Executor

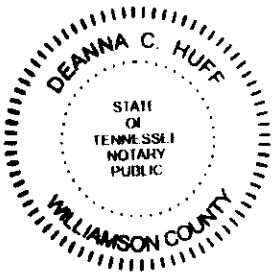
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Deanna C Huff, a Notary Public in and for said county, Patrick J. Watson, Executor, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand at office, this 24th day of June, 2013.

Deanna C Huff
Notary Public

My Commission Expires: 05/14/2017



STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, James N. Bryan, Jr., do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Amy Monterroso, a notary public for this county and state, James N. Bryan, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Monterroso
Notary Public

My Commission Expires 3-8-16

AMY MONTERROSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016