BILL GARRETT, Davidson County
Trans:T20130107081 DEEDQC
Recvd: 12/26/13 14:20 3 pgs
Fees:17.00 Taxes:0.00
20131226-0130015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 OF December 2013.

Notary Public

MY COMMISSION EXPIRES: 8-8-2016

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES ARTHUR DEAN ET. UX	**SAME**	**Tract I: 096-05-0-058.00** **Tract II: 096-01-0-081.00** **Tract III: 096-01-0-089.00**
(NAME) **901 MORELAND HILLS DRIVE**	(NAME)	
MT JULIET, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CHARLES ARTHUR DEAN AND BETTY RUTH DEAN, INDIVIDUALLY AND AS CO-EXECUTERS OF THE ESTATE OF KARLEEN B. DEAN A/K/A/ MILDRED KARLEEN DEAN, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **CHARLES ARTHUR DEAN AND WIFE, DEBORAH LEAH DEAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, THE FOLLOWING TRACTS OR PARCELS OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property Descriptions as to Tracts I, II, and III found on attached Exhibit A

As to Tract I and III:

Being the same property conveyed to Arthur F. Dean and wife, Mildred Karleen Dean, by Quitclaim deed from Mildred Karleen Dean dated February 24, 1974 of record in Book 4789, page 613, Register's Office for Davidson County, Tennessee.

As to Tract II:

Being the same property conveyed to from Mildred Karleen Bullington by Quitclaim Deed from Mildred Karleen Bullington by deed dated December 1, 1941 of record in Book 1199, Page 520, said Register's Office.

The said Arthur F. Dean having died April 30, 1987, leaving Mildred Karleen Dean, his surviving tenant by the entirety. The said Mildred Karleen Dean having since died testate on June 29, 2013 devising her real property to be administered under her will as personalty. See Petition for Probate In Re: Estate of Karleen B. Dean, Deceased-Case Number 13P-1429, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **275 CUMBERLAND CIRCLE, NASHVILLE, TN 37214, 2614 & 2702 BLUEFIELD AVENUE, NASHVILLE, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of December, 2013.

Charles Arthur Dean

Charles Arthur Dean, Co-Executor of the Estate of Karleen B. Dean

Betty Ruth Dean

Betty Ruth Dean, Co-Executor of the Estate of Karleen B. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Arthur Dean and Betty Ruth Dean,** individually and as co-executors of the estate of Karleen B. Dean, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of December, 2013.

My Commission Expires: July 7, 2014

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Exhibit A

Tract I:
Map & Parcel# 096-05-0-058.00

Land in the 3rd Civil District of Davidson County, Tennessee, being the southerly 95 feet front on the northerly 110 feet front of Lot No. 48 on the Map of Bluefields, Section No. I, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

Said part of said Lot No. 48 fronts 95 feet on the westerly side of Cumberland Circle and runs back 470 feet on the northerly line and 469 feet on the southerly line to the easterly line of Lot No. 60 and measures 45 feet thereon.

This is improved property known as: 275 Cumberland Circle, Nashville, Tennessee 37214.

Tract II:
Map & Parcel# 096-01-0-081.00

Being Lot No. 8 on the Re-subdivision of lots 1 to 10 inclusive on the plan of Bluefields as recorded in Book 843, Page 16, Register's Office for Davidson County, Tennessee. Said Lot No. 8 fronts 75 feet on the northeasterly side of Bluefield Avenue and runs back between parallel lines and measures 320 feet more or less on the westerly line and 303 feet more or less on the easterly line to a dead line and measures 79 feet more or less on said line.

This is improved property known as: 2614 Bluefield Ave., Nashville, Tennessee 37214

Tract III:
Map & Parcel# 096-01-0-089.00

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 12 in Bluefields, Bransford Realty Company's first subdivision of part of the Sam P. Sweeney Farm, 3rd Civil District of Davidson County, Tennessee, a plan of which is of record in Book 843, Page 16, Register's Office for said County described as follows:

Said Lot No. 12 fronts 100 feet on the north side of Bluefield Avenue and extends back in a northerly direction between lines, 301.4 feet on the easterly margin and 304.2 feet on its westerly margin to the right-of-way of the Tennessee Central Railroad, measuring 100 feet on said right-of-way.

This is improved property known as: 2702 Bluefield Drive, Nashville, Tennessee 37214.