BILL GARRETT, Davidson County
Trans:T20160109515 DEEDWARR
Recvd: 12/13/16 14:06 5 pgs
Fees:27.00 Taxes:0.00
20161213-0130720

Prepared By:
Richard M. Smith
SMITH, CASHION, & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

PERSONAL REPRESENTATIVE'S DEED

ADDRESS OF NEW OWNER(S):	SEND TAX NOTICE TO:	MAP & PARCEL NO.:
Larry D. Ferguson **165 McCall Street** **Nashville, TN 37211**	**Larry D. Ferguson** **165 McCall Street** **Nashville, TN 37211**	**132 02 0 357.00**

This indenture is made this the 12th day of December, 2016, by and between Larry Ferguson, Personal Representative of the Estate of Thelma Gentry Ferguson (hereinafter referred to as "Grantor"), and Larry D. Ferguson hereinafter referred to as "Grantee".

WHEREAS, Thelma Gentry Ferguson died on August 4, 1999, leaving a Will dated July 31, 1998 and recorded with the Davidson County Register of Deeds Office on August 17, 2001 as Instrument Number 20010817-0089095. The Will was probated on November 23, 1999, in the Probate Court for Davidson County, Tennessee, Docket Number 99P1852. The Will named Larry D. Ferguson as the Personal Representative. The Personal Representative is duly qualified. All debts of the decedent have been paid.

WHEREAS, the Fifth Section, Item 6 of said Will named Larry D. Ferguson as beneficiary of all real estate, both real, personal, or mixed, located on McCall Street, situated in fee simple, absolutely, and forever.

NOW, THEREOFRE, IN CONSIDERATION, of the premises stated above and other good and valuable consideration the receipt of which is hereby acknowledged, Grantor has this day

bargained and sold and by these presents does hereby sell, transfer and convey unto Larry D. Ferguson as tenants in common, all their rights, title, and interest in the following described real estate:

> Land situate in the 16th Council District of Davidson County, Tennessee, being a portion of the lands conveyed by Warranty Deed to Samuel Alton Ferguson & wife, Thelma G. Ferguson, and Mrs. Sadie F. Nasworthy, of record in Deed Book 3570, Page 391 in the Register's Office for Davidson County (R.O.D.C., TN), also being a part of Lot Number 31 on the Plan of Hinchey Petway's Plan of Lots, of record in Minute Book 1, Page 442, in the Chancery Court of Davidson County, and is more particularly described as follows:
>
> Commencing at a 1" steel pin found along the southerly margin of McCall Street, said pin being the north easterly corner of a Reserve Parcel on the Plan of McCall Park, thence easterly 50.14 feet to a 1" steel pin, said corner being the north westerly corner of the herein described land and the point of beginning;
>
> Thence continuing along said margin, South 82 degrees, 23 minutes, 10 seconds East, a distance of 100.20 feet to a 1" steel pin;
>
> Thence leaving said margin and with the line of Ferguson, of record in Deed Book 2590, Page 345, R.O.D.C., TN, South 06 degrees, 01 minutes, 19 seconds West, a distance of 223.35 feet to a capped iron rod set;
>
> Thence continuing with Ferguson, North 83 degrees, 37 minutes, 56 seconds West, a distance of 24.990 feet to a concrete monument, said monument being the northeasterly corner of Lot 15 of Patterson Gardens, of record in Plat Book 2083, Page 114, R.O.D.C., TN and as conveyed to Haraway in Deed Book 7866, Page 215, R.O.D.C., TN;
>
> Thence with the lot line, North 83 degrees 24 minutes 29 seconds West, a distance of 75.22 feet to a capped iron rod set;
>
> Thence leaving said lot line and with the line of Mayes, Jr., of record in Deed book 8553, Page 958, R.O.D.C., TN, North 06 degrees, 00 minutes, 37 seconds East, a distance of 225.23 feet to

the point of beginning, having an area of 22,464.7 square feet, 0.52 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on December 7, 2016 and is based on survey work conducted by Dale and Associated in November of 2016.

TO HAVE AND TO HOLD said real estate unto the said Grantee, their heirs and assigns, together with all rights, hereditaments and appurtenances thereof, forever in fee simple. Larry D. Ferguson as Personal Representative only and no individually, warrant title to the above-described real estate in as full and ample a manner as such Personal Representatives have authority to do so, but not any further or otherwise; and they as Personal Representative, hereby transmit to Grantee, all rights and benefits under any and all covenants and warranties set out in any prior deeds conveying said real estate. Whenever in this instrument a pronoun is used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THE PREPARE OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPETY DESCRIBED HEREINABOVE. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARE WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACUTALLY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, Larry D. Ferguson, Personal Representative under the Last Will and Testament of Thelma Gentry Ferguson, deceased, have executed this Deed the 12th day of December, 2016.

ESTATE OF THELMA GENTRY FERGUSON

By: Larry D. Ferguson

Larry D. Ferguson, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janetta L. Pittman, a Notary Public within and for the State and County aforesaid, personally appeared Larry D. Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledged himself to be the Personal Representative of the Estate of Thelma Gentry Ferguson, and that he as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Personal Representative.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12 day of December, 2016.

Janetta L. Pittman
Notary Public

JANETTA L. PITTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2017

My Commission Expires:
5-8-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under T.C.A. Code Section 67-4-409(a)(3)(D), which section exempts this transfer of real estate from any transfer tax.

Affiant

Sworn to and subscribed before me this the 12th day of December, 2016.

Notary Public

JANETTA L. BRAGMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2017

My Commission Expires:
5-8-17