"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5192 PAGE 91

Address New Owner and
Send Tax Bills To:

Raymond L. Barrett, Clerk & Master
Metropolitan Courthouse
Nashville, Tennessee 37201

Map - Parcel Numbers:

Map 105-7, Parcel 169
Map 82-4, Parcel 406
Map 105-16, Parcel 61

SPECIAL WARRANTY DEED

SEP-15 MISC 8* 6.00 * 6.00

WHEREAS, Frances M. Hinrichs was appointed Successor Testamentary Trustee under the Last Will and Testament of Hardy Bryant Gray, deceased, by order entered on November 24, 1975, in Minute Book 239, page 467, in the Probate Court of Davidson County, Tennessee; and

WHEREAS, the said Hardy Bryant Gray died seized and possessed of three (3) tracts or parcels of real property in Davidson County, Tennessee, more particularly described in Schedule A which is attached hereto, incorporated herein, and made a part hereof by reference, which such real property came into the hands of the said Frances M. Hinrichs in her capacity as such Successor Testamentary Trustee; and

WHEREAS, by order entered on August 17, 1977, in Minute Book 103, page 26, in the Chancery Court of Davidson County, Tennessee, the said Frances M. Hinrichs, Successor Testamentary Trustee under the Last Will and Testament of Hardy Bryant Gray, deceased, has been granted leave to convey said real property to Raymond L. Barrett, Clerk and Master;

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Frances M. Hinrichs, Successor Testamentary Trustee under the Last Will and Testament of Hardy Bryant Gray, deceased (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Raymond L. Barrett, Clerk and Master (the "Grantee"), his successors and assigns, the real property aforesaid, being three (3) tracts or parcels of land in Davidson County, Tennessee, more particularly described in Schedule A which is attached hereto, incorporated herein, and made a part hereof by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 1977 real property taxes and all matters of record in the Register's Office of Davidson County, Tennessee, and rights of tenants in possession.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this 1st day of September, 1977.

E23777

IDENTIF. REFERENCE

SEP 1 3 37 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Frances M. Hinrichs

FRANCES M. HINRICHS, SUCCESSOR TESTAMENTARY TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF HARDY BRYANT GRAY, DECEASED

GRANTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, J. Glenn Cummings Jr., a Notary Public in and for said County and State, the within named Frances M. Hinrichs, Successor Testamentary Trustee under the Last Will and Testament of Hardy Bryant Gray, Deceased, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 1977.

J. Glenn Cummings Jr.

Notary Public

My Commission Expires: 2/23/80

J. GLENN CUMMINGS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SCHEDULE A

TRACT 1: Being lot No. 5 of Block "A" on the plan of a subdivision of Blocks "A" and "D" of the Merritt Property, as of record in Book 421, page 153, Register's Office for said County. Said lot No. 5 fronts 98 feet 6 inches on the southwesterly side of 4th Avenue South and runs back 18-1/2 feet on the northerly line, with the southerly margin of an alley, and 74 feet 8 inches on the southerly line to an alley in the rear, measuring 82 feet 2 inches thereon, and being part of the same property that W. P. Smith, Administrator for the Estate of Mrs. G. R. Russell was authorized to sell by decree entered November 9, 1937 in the cause of W. P. Smith, Administrator Vs. Oscar D. Ramsey Et Ux Et Al in part 1 Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Hardy B. Gray by deed from W. P. Smith, Administrator of the Estate of Metta H. (Mrs. G. R.) Russell, of record in Book 1425, page 114, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1301 Fourth Avenue, South, Nashville, Tennessee.

TRACT 2: Being Lot No. 12 on the W. A. Sharpe's revised plan of W. W. Hooker's addition to East Nashville, as of record in Book No. 421, page 114, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 52 feet on the northerly side of Seymour Avenue, and runs back, with the easterly margin of Lot No. 13, 155 feet, more or less, to an alley, and shows 55 feet on said alley.

Being the same property conveyed to H. B. Gray by deed from A. M. Hagan, Trustee, of record in Book 892, page 473, Register's Office for Davidson County, Tennessee.

This is improved property known as 947 Seymour Avenue, Nashville, Tennessee.

TRACT 3: Being Lot No. 134 in the plan of "Corinne Place" as recorded in Book 332, page 1, in the office of the Register for Davidson County, Tennessee.

Said Lot No. 134 fronts 50 feet on the west side of Gladstone Avenue, and runs back westwardly and between parallel lines 165 feet to an alley.

Being the same property conveyed to H. B. Gray by deed from E. W. Heflen and wife, Annie Belle Heflen, of record in Book 910, page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as 2113 Gladstone Avenue, Nashville, Tennessee.