THIS DOCUMENT PREPARED BY: Peggy D. Mathes, Esquire, 214 Second Avenue, North, Suite 105, Nashville, TN, 37201; (615) 251-6968

ADDRESS NEW OWNER:
Joan S. Hooper, et al
2515 Una Antioch Pike
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS:
Map 161-04-0
Parcel 040.00

For good and valuable consideration received, Joan S. Hooper, Executor of the Estate of Esther Taylor Schramm, by these presents do transfer and convey, in accordance with the Last Will and Testament, being of record with the Probate Clerk of Davidson County, Tennessee, being docket no. 96P-387, unto the Grantees, Joan S. Hooper and Brenda S. Ray, as tenants in common, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Esther Taylor Schramm, deceased, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being in Lot No. 25 on the Map of Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County, described as follows:

BOOK 9996 PAGE 514

Beginning at a point in the northerly margin of Larkway Court, common corner of Lots Nos. 24 and 25; thence with the line between said two lots northerly 201.7 feet to a point; thence westerly 210 feet to a point in the easterly margin of Larkway Drive; thence with said margin southerly 151.15 feet to a point, thence around a curve southeasterly 39.27 feet to a point in the northerly margin of Larkway Court, thence with said margin easterly 129.09 feet to the point of beginning.

Being the same property conveyed to Carl H. Schramm and wife, Esther Taylor Schramm, by deed from C. C. Adams and wife, Irene H. Adams, of record in Deed Book 3161, page 621, Register's Office of Davidson County, Tennessee. The same Carl H. Schramm having died on August 18, 1993, in Davidson County, Tennessee, and the said Esther Taylor Schramm being unmarried at the time of her death on February 4, 1996.

This is improved property known as 404 Larkway Court, Nashville, Tennessee.

Said Property is conveyed subject to restrictions and easements of record. 96 03 29 0131 03CHECK 8.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executor of the Estate of Esther Taylor Schramm, its heirs and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN.
96 MAR 29 PM 2:58
IDENTIF. & REFERENCE
0165588

Witness my hand this 26 day of March, 1996.

Joan S. Hooper
JOAN S. HOOPER, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th TH day of March, 1996, before me personally appeared, JOAN S. HOOPER, Executor of the Estate of Esther Taylor Schramm, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the estate of Esther Taylor Schramm, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at office, this 26th th day of March, 1996.

My commission expires: 7/24/99

Peggy D. Mathes
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00.

Joan S. Hooper
AFFIANT

Sworn to and subscribed to before me, this 26th day of March, 1996.

Peggy D Mathes
Notary Public

My Commission expires: 7/24/99