BOOK 10435 PG 126

This instrument prepared by
MADDIN, MILLER & MCCUNE
300 James Robertson Parkway
Nashville, TN 37201-1195
Phone 615/254-8756
FAX 615/726-1735

Grantees:
Mary Burkitt Johnson
3540 Crestridge Drive
Nashville, TN 37204-3413

Map & Parcel:
118-14 118

Send Tax Notice To:
Same

Mortgagee:
None

PICK-UP
97 APR 30 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02299592

EXECUTRIX' WARRANTY DEED

Henry R. Burkitt and wife, Elizabeth G. Burkitt owned this property as tenants by the entireties, having received it from Elfreeda A. Watson on May 1, 1959, by warrant deed of record at Book 2904, Page 13, Register's Office for Davidson County, Tennessee. Henry R. Burkitt died on December 3, 1994. His wife, Elizabeth G. Burkitt, died on January 23, 1997, and this Executrix' Warranty Deed has been prepared in accordance with Elizabeth G. Burkitt's Last Will and Testament, as a part of the administration of her Estate.

Mary Burkitt Johnson was appointed Executrix of her Estate on February 14, 1997 by the Probate Court of Davidson County, Tennessee. Mary Burkitt Johnson, as Executrix, hereby represents that all debts of the decedent have been paid and there is no liability for Tennessee Inheritance Tax. The Executrix, by signing this Deed, releases any right the Executrix or the Estate may have to recover this property in the event of the subsequent insolvency of the Estate, and further agrees to indemnify the grantee for damages if this transfer by the Estate be wrongfully made.

For no consideration and solely in accordance with the instructions contained in the decedent's Last Will and Testament, Mary Burkitt Johnson, as Executrix, the Grantor, by these presents transfers and conveys to Mary Burkitt Johnson, as an individual, the Grantee, her heirs, executors and assigns, all of the decedent's right, title and interest in the real property on located at 3540 Crestridge Drive, Nashville, Davidson County, Tennessee, containing 0.45 acres (more or less), shown at Map 118-14 and Parcel 118, heretofore owned by Elizabeth G. Burkitt, more completely described as:

> Being Lot No. 44 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, Page 127, Registers Office for said county.
>
> Said Lot No. 44 fronts 115 feet on the east side of Crestridge Drive and runs back between lines, 160.8 feet on the north line and 169.4 feet on the south line to a dead line in the rear on which it measures 127 feet.
>
> Being the same property conveyed to S. W. Watson and wife, Elfreeda A. Watson, by deed from American Homes, Inc., of record in Book 1851, Page 509, register's office for said county.
>
> Being the same property conveyed to Henry R. Burkitt and wife, Elizabeth G. Burkitt, by deed from Elfreeda A. Watson, of record in Book 2904, Page 13, register's office for said county.

This conveyance is made subject to restrictions of record in Book 1781, Page 520 and in Book 1760, Page 31, Registrar's Office for Davidson County, Tennessee; and to easement and setback line as shown on Plan of record in Book 1424, Page 127, said Registrar's Office.

Pursuant to TCA 66-24-121, there is no change to the legal description of this real property not contained in the recorded deeds referenced above, therefore no boundary survey has been made at the time of this conveyance.

To have and to hold the said interest in this tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, executors and assigns forever; and I do covenant with the said Grantee that I am lawfully endowed and possessed of the said interest in land, have a good right to convey it, and the same is unencumbered unless otherwise herein set out, and I do further covenant and bind myself as Executrix to warrant and forever defend the title to the said land to the said Grantee, her heirs, executors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand at Nashville, in the State of Tennessee, this 29th day of April, 1997.

Estate of Elizabeth G. Burkitt

By: Mary Burkitt Johnson
Mary Burkitt Johnson, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Mary Burkitt Johnson, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she holds the position of Executrix of the Estate of Elizabeth G. Burkitt, under authority of the Probate Court of Davidson County, Tennessee, that she had authority to act for the entity and that she executed the within instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 29th day of April, 1997.

Donna L. Tyler
Notary Public

DONNA L. TYLER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires: 9-23-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is -zero-.

Mary Burkitt Johnson
Mary Burkitt Johnson, Grantee

Subscribed and sworn to before me, this the 29th day of April, 1997.

Donna L. Tyler
Notary Public

DONNA L. TYLER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: 9-23-2000

EXECUTED 4/18

5234 04/30 0101 CHECK

8-00