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IDENTIF. & REFERENCE PICK-UP

98 JUN -2 PM 3:41

DAVIDSON COUNTY, TN.

This Instrument Prepared by:
Alan T. Fister, Esq.
Stewart, Estes & Donnell
SunTrust Center, 14th Floor
424 Church Street
Nashville, Tennessee 37219-2392

BOOK 10958 PG 44

EXECUTOR'S DEED

Address of New Owner:
Elizabeth M. Trinkler
450 10th Circle North
Nashville, Tennessee 37203

Send Tax Bills to:

Same

Map and Parcel No.(s):
93-1-73
93-1-86

THIS EXECUTOR'S DEED is made and executed on this the 1st day of June, 1998, by Elizabeth M. Trinkler, the grantor hereunder (the "Grantor").

RECITALS:

WHEREAS, the Grantor is the duly qualified personal representative ("Executor") of the Estate of Charles F. Miller, Jr. (the "Decedent"), which estate was opened on the 1st day of April, 1996, in the Probate Court of Davidson County, Tennessee, at which time the Decedent's last will and testament ("Will") was admitted to probate, Case No. 96P532, and is lodged in Will Book 205, Page 72;

WHEREAS, Paragraph 9 of Article X of the Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executor as personalty; and

WHEREAS, Paragraph 5 of Article V and Paragraph 3 of Article VI of the Will name Elizabeth M. Trinkler as the residuary legatee/devisee of the Decedent's estate after the death of the Decedent's spouse (who predeceased the Decedent) and the said Elizabeth M. Trinkler is therefore entitled to receive both personal property and real property from the Decedent's estate including the real property subject to this Deed;

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained

and sold, and does hereby transfer and convey unto Elizabeth M. Trinkler, the grantee herein (the "Grantee"), the Grantee's successor, heirs and assigns, all of the Grantor's right, title and interest in and to the real property described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property with appurtenances, estate, title and interest thereto belonging to the Grantee, the Grantee's successors, heirs and assigns forever. The Grantor has made this conveyance in the Grantor's capacity as Executor and personal representative of the Decedent's estate only, and not individually, and the Grantor makes no covenants or warranties hereunder, express or implied, with the exception that the Grantor warrants that it has not conveyed the Property or any interest therein to any other party. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. The Grantor transfers and conveys to the Grantee all of the Grantor's right and benefit that it may possess under any and all covenants and warranties set out in any prior deed conveying the Property to the Decedent.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

Elizabeth M. Trinkler
Executrix of the Estate of
Charles F. Miller, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Mary Paige Lewis, a Notary Public of the state and county aforesaid, personally appeared Elizabeth M. Trinkler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Charles F. Miller, Jr., Deceased, the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 1st day of June, 1998.

Mary Paige Lewis
Notary Public

My Commission Expires: March 24, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated, which exempts this conveyance from any transfer tax.

Elizabeth M. Trinkler, Executrix
of the Estate of Charles F. Miller, Jr.
Affiant

Subscribed and sworn to before me, this 1st day of June, 1998.

Mary Paige Lewis
Notary Public

My Commission Expires: March 24, 2001

MARY PAIGE LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

101489.1

EXHIBIT A

This is improved property known as 950 10th Circle North, Nashville, Davidson County, Tennessee 37203, more particularly described as follows:

> Being Parcel K(a) on the Re-Subdivision of Parcels K(a) and K(c) on the Plan of the Re-Subdivision of Block K of the Capitol Hill Re-Development Project as of record in Book 3842, Page 64, Register's Office for said County and described as follows:
>
> Beginning at a point in the easterly margin of 10th Circle North at the common corner of Parcels K(a) and K(b); thence with the line between said parcels North 61° 44' East, 154.96 feet to the common corner of Parcels K(a) and K(c) on said plan; thence with the line of K(a) and K(c) South 28° 34' East, 92.65 feet to a point in the northerly margin of Pearl Street; thence with the margin of the same South 61° 26' West, 164.33 feet to a point at the beginning of a curve; thence around said curve northwestardly 38.43 feet to a point in the easterly margin of 10th Circle North; thence with the margin of the same northwardly 21.70 feet and continuing with the margin of the same North 5° 09' West, 50.62 feet to the point of beginning.
>
> Being the same property conveyed to Charles F. Miller, Jr. and Elizabeth M. Trinkler by deed of record in Book 7611, Page 592, Register's Office for Davidson County, Tennessee.

The legal description above was taken from the deed by which the property was conveyed to the Decedent and was not surveyed at the time of this conveyance. The draftsman assumes no liability as to the accuracy of the legal description nor as to the state of title of the Property.

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