THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Special Warranty Deed

ADDRESS NEW OWNER:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Janet L. Curtis 2962 McGavock Pike Nashville, TN 37214	Same as New Owner	Map 53-12 Parcel 180 Field Book LW05040

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-six Thousand Two Hundred Fifty Dollars ($126,250..00), cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, **TONY MARCHETTI**, Executor of the Estate of Mary Jane Gunter, deceased, pursuant to the power and authority vested in him by an Order entered in the 7th Circuit Court of Davidson County, Tennessee in the matter of ***In Re: Estate of Mary Jane Gunter, deceased, Docket No. 98P-590***, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto **JANET L. CURTIS**, hereinafter referred to as the "GRANTEE", her heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 3 of Section 2 of the Life & Casualty Company's Subdivision of the Dabbs & Elliott property, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor. October 7, 1963, as follows:

Beginning at a point in the center line of Lakeshore Drive, formerly Pitts Avenue, at the common corner of Lots 2 and 3 on said Plan; thence with the line between said lots South 41 deg. 31' East 200 feet to a point; thence southeasterly parallel to the centerline of said Drive 200 feet to a point; thence North 41 deg. East 123 feet, more or less, to a point in the boundary line of the property conveyed to U.S. Government by deed of record in Book 2141, page 446; thence along said Government boundary line as follows: North 6 deg. 30' West 62 feet, more or less; North 43 deg. West 81 feet, more or less; North 18 deg. East 30 feet, more or less, to a point in the centerline of Lakeshore Drive; thence with the center of the same, North 48 deg. 19' West 62 feet, more or less, to the beginning.

Being the same property conveyed to Joe D. Gunter and wife, Mary Jane Gunter, by deed of record in Book 4360, page 637, Register's Office for Davidson County, Tennessee. The said Mary Jane Gunter died on March 18, 1998, predeceased by her husband, Joe D. Gunter, and by her Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee in the matter of: The Estate of Mary Jane Gunter, Docket No. 98P-590, Mary Jane Gunter devised the real property with a life estate to Mary Scott, with the remainder to Betty Faulk, if Betty Faulk does not predecease Mary Scott, otherwise to Virginia Elizabeth Miles and Edith Margaret Kinsey; and by Order of the Probate Court for Davidson County, Tennessee entered September 4, 1998, the Court authorized the sale of the said property, directed the Executor, Tony Marchetti, to execute any and all documents as may be necessary to conclude the sale of the said property and to transfer title to the buyer and further directed that the proceeds of the said sale be deposited with the Davidson County Probate Court Clerk to be held in an interest bearing account pending further Orders of the Court regarding disbursement of the said funds.

The mailing address for the said property is 3016 Lakeshore Drive, Old Hickory, Tennessee 37138.

The property description, as hereinabove set forth, is the same as that contained in the previous Deed of record.

This conveyance is subject to any and all matters as shown on the Plan of Section 2 of the Life & Casualty Company's Subdivision of the Dabbs & Elliott Property as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee and 1998 State and County real property taxes, which are lien, but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs or assigns, forever.

And the GRANTOR, TONY MARCHETTI, Executor of the Estate of Mary Jane Gunter, deceased, does covenant with the said GRANTEE, that the Estate of Mary Jane Gunter is lawfully seized and possessed of said land, has a good right to convey the same pursuant to the Orders of the Probate Court for Davidson County, Tennessee; and does further covenant and bind the Estate of Mary Jane Gunter, its successors or assigns, that (1) the GRANTOR has done nothing to impair such title as the GRANTOR may have received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 10th day of September, 1998.

"GRANTOR"
ESTATE OF MARY JANE GUNTER, deceased

BY: Tony Marchetti, Executor
TONY MARCHETTI, Executor

"GRANTEE"
Janet L. Curtis
JANET L. CURTIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY MARCHETTI, Executor of the Estate of Mary Jane Gunter, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of September, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANET L. CURTIS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of September, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $126,250.00.

Janet L. Curtis
Affiant

Sworn to and subscribed before me, this the 10th day of September, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

IN RE: 98 SEP -4 AM 9:15

ESTATE OF MARY JANE GUNTER, DEC'D

No: 98P-590

Deceased.

ORDER

This matter came to be heard on the 4th day of September, 1998, before the Honorable Frank Clement Jr., Judge of the Seventh Circuit Court of Davidson County, Tennessee, upon the Motion of Tony Marchetti, Executor of the Estate of Mary Jane Gunter, for an Order approving the sale of certain real estate owned by the decedent located at 3016 Lakeshore Drive, Old Hickory, Davidson County, Tennessee.

Based upon a review of the Motion, statement of counsel appearing in open Court, and from the entire record of this cause, the Court is of the opinion that the Motion is well taken and should be granted.

IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED as follows:

1. That Tony Marchetti is hereby authorized to sell the real estate located at 3016 Lakeshore Drive, Old Hickory, Davidson County, Tennessee, pursuant to the terms and conditions of the auction and sale conducted by Feller Brown Realty & Auction on July 11, 1998, for the previously agreed upon sale price of approximately $126, 250.00 which the Court finds to be fair and reasonable and in the best interest of the estate.

2. That Tony Marchetti is hereby authorized to execute such documents as may be necessary to conclude the sale of said real estate and transfer title to the buyer.

3. That upon completion of the sale and satisfaction of all liens and other obligations against said real estate, including those associated with the auction and transfer of title, all net proceeds from the sale of said real estate shall be deposited with the Davidson County Probate Court Clerk to be held in an interest bearing account pending further Orders of this Court regarding disbursal of said funds.

All other matters are reserved.

Judge

- 8 1998

98 SEP 11 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0486747
IDENTIF. & REFERENCE

Respectfully submitted,

TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC

BY: _____

William G. McCaskill, Jr., #12716
Attorney for the Executor
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing NOTICE has been sent, postage prepaid, to Ms. Mary Scott, 6203 Highway 79 Panama City, FL 32403; Ms. Betty Faulk, 402 Keeton Avenue, Old Hickory, TN 37138; Ms. Virginia Elizabeth Miles, 4848 Gabriella Lane, Oviedo, FL 32765; Ms. Edith Margaret Kinsey, 1436 Ridgewood Drive, Augusta, GA 30909; Homer Ayers, Attorney at Law, 303 Frances Street, P.O. Box 904, Goodlettsville, TN 37070-0904; Tony Marchetti, 4473 Hwy. 3100, Cottontown, TN 37048; Joseph A. Rosier, Attorney for Virginia Miles, Edith Margaret Kinsey and Mary Scott, P.O. Box 950176, Lake Mary, FL 32795; and Lawrence H. Hart, Attorney for Betty Faulk, P.O. Box 160679, Nashville, TN 37216, on this the 4th day of September, 1998.

_____

William G. McCaskill, Jr.

I hereby certify that this is a true copy of original instrument filed in my office this 4th day of SEPT 1998
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk

9591 09/11 0101 03CHECK 490.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11108 PAGE 628

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				126250.00
			CON TX	467.13
			PRFEE	1.00
			WDEED	20.00
			CFEE	2.00
			TOTAL	490.13
			CHECK	490.13
09/11/98	01		12:34 0001	9591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0486747 IDENTIF. # REFERENCE

98 SEP 11 PM 12:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344995