box 31

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 11582 PAGE 113

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Melanie Burress, Executor Estate of Myrtle T. Ezell 801 Princeton Hills Drive Brentwood, TN 37027	Same	Map 135, Parcels 278 & 363

98 JUL 15 AM 11:22

061280 REFERENCE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Clifton L. Ganus, Jr., Lott R. Tucker, Jr., and Jim Bill McInteer, Co-Executors of the Estate of Houston T. Ezell, deceased**, the Grantor herein, have bargained and by these presents do transfer and convey unto the **Estate of Myrtle T. Ezell**, the Grantee herein, its successors, representatives and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Airport Square, as of record in Book 5190, page 796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lots.

Being part of the same property conveyed to Houston T. Ezell by deed from Azile Matlock of record in Book 4176, page 817, and by deed from Douglas L. Sanders and wife, Ladye Frank Sanders, of record in Book 6019, page 235, Register's Office for Davidson County, Tennessee.

Included in the above described property but specifically excluded from this conveyance is that tract conveyed to the State of Tennessee by deed of record in Book 8553, page 210, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1834 Murfreesboro Pike and 1901 Old Murfreesboro Pike, Nashville, Davidson County, Tennessee 37217.

Said property is conveyed subject to matters set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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

GRANTOR DOES further covenant and bind itself, its heirs and assigns to warrant specially and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

WITNESS our hands this 16 day of July, 1999.

ESTATE OF HOUSTON T. EZELL

By: _____
Clifton L. Ganus, Jr., Co-Executor

By: _____
Lott R. Tucker, Jr., Co-Executor

By: _____
Jim Bill McInteer, Co-Executor

STATE OF ARKANSAS)
COUNTY OF WHITE)

Personally appeared before me, the undersigned, a Notary Public of said county, Clifton L. Ganus, Jr., and Lott R. Tucker, Jr., Co-Executors of the Estate of Houston T. Ezell, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of July, 1999.

_____
Notary Public

My Commission Expires: 6-5-2005

OFFICIAL SEAL
ROBIN H. COKER
NOTARY PUBLIC - ARKANSAS
WHITE COUNTY
MY COMMISSION EXPIRES: 06-05-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county, Jim Bill McInteer, Jr., Co-Executor of the Estate of Houston T. Ezell, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of July, 1999.

Notary Public

My Commission Expires: _____

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

PURSUANT TO T.C.A.§67-4-409(a)(3)(D), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.

EXHIBIT A

Permitted Exceptions

1. Taxes for 1999;

2. Matters shown on the plan of record in Book 5190, page 796, Register's Office for Davidson County, Tennessee;

3. Deed of Conveyance of 8" Sanitary Sewer Lines granted Metropolitan Government of Nashville and Davidson County Department of Water and Sewage Services of record in Book 6631, page 92, said Register's Office;

4. Reciprocal operating and easement agreement by and between Houston T. Ezell and LaPetite Academy, Inc., of record in Book 6647, page 949, said Register's Office;

5. Grant of gas service line or fuel line easement to Nashville Gas Company of record in Book 6928, page 930, and Book 8083, page 79, said Register's Office.

6. Temporary Construction Easement contained in Book 8553, page 214, said Register's Office; and

7. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8478, page 649, said Register's Office.