bk 31

BOOK 11582 PAGE 121

JUL 21 AM 11:23

06142820

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

Address New Owner:
Melanie Burress, Executor
Estate of Myrtle T. Ezell
801 Princeton Hills Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 135, Parcels 5 & 390

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, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by Ralph W. E. Lambert, Surveyor, dated September 13, 1967, and more particularly described as follows:

Beginning at an iron pin in the southerly margin of New Murfreesboro Pike, being Campbell's Northeast corner and the Northwest corner of the property herein conveyed; thence with the southerly margin of New Murfreesboro Pike, South 54 deg. 15' East 546.0 feet to an iron pin; thence South 22 deg. 40' west 1,671.3 feet to an iron pin; thence North 87 deg. West 850.0 feet to an iron pin; thence North 10 deg. 30' East 697.5 feet with a fence to a concrete monument; thence North 4 deg. 25' East 366.,00 feet with a fence to an iron pin; thence South 86 deg. 15' Eat 863.0 feet with aa fence to an iron pin; thence North 2 deg. 20' East 823.3 feet with a fence to the point of beginning, containing 29.44 acres, more or less.

Included in the above described property but specifically excluded from this conveyance is that portion of the property embraced within the bounds of Canter Chase Apartments, of record in Book 6250, page 12, Register's Office for Davidson County, Tennessee.

Included in the above described property but specifically excluded from this conveyance is that portion of the property embraced within the bounds of Canter

Chase Commercial, of record in Book 6900, page 503, Register's Office for Davidson County, Tennessee.

Included in the above described property but specifically excluded from this conveyance is that portion of the property embraced within the bounds of the right-of-way conveyed to the State of Tennessee by deed of record in Book 8553, page 212, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Houston T. Ezell by deed from Azile Matlock of record in Book 4176, page 812, Register's Office for Davidson County, Tennessee and by quitclaim deed from Douglas L. Sanders and wife, Ladye Frank Sanders, of record in Book 6019, page 235, said Register's Office.

This is unimproved property located off of 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 tract or parcel 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.

Robin H. Coker
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.

Kirk C. Waites
Notary Public

My Commission Expires: _____

KIRK G. 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. Easements for sanitary sewer and/or storm drainage of record in Book 4298, page 565, and Book 8478, page 649, Register's Office for Davidson County, Tennessee; and

3. Easement for sanitary sewer lines of record in Book 6631, page 92, said Register's Office.

4. The tract or parcel of land described in this instrument does not have access to a public street or right-of-way for ingress and egress.