box 31

BOOK 11582 PAGE 125

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, Parcel 366 & 368

06114233

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:

Tract 1

Land in Davidson County, Tennessee, being Reserve Parcel "A" on the Plan of Canter Chase Apartments, as of record in Book 6250, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lot.

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 205, Register's Office of Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, containing 2.35 acres, more or less, and being the Reserved Parcel for the proposed right of way of Harding Place shown on the Plan of Canter Chase Apartments, as of record in Book 6250, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lot.

Tracts 1 and 2 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 on 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. White
Notary Public

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

My Commission Expires: _____

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. Agreements for dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4298, page 565, Book 4816, page 310, and Book 5609, page 758, Register's Office for Davidson County, Tennessee;

3. Storm Water Detention Agreement of record in Book 6254, page 493, said Register's Office;

4. Restrictive covenants contained in instruments of record in Book 6482, page 717, and Book 6807, page 337, said Register's Office;

5. Matters shown on the plan of record in Book 6250, page 12, as amended in Book 6647, page 894, said Register's Office;

6. Overhead Line Easement of record in Book 6407, page 894, said Register's Office;

7. 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;

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

9. Temporary Construction Easements contained in Book 8553, pages 205 and 214, said Register's Office.

10. The tract or parcel of land described as Tract 2 in this instrument does not have access to a public street or right-of-way for ingress and egress.