THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

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Instr:200002150015139 Page: 1 OF 4
REC'D FOR REC 02/15/2000 10:53:20AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $832.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF February, 19 00

Notary Public

MY COMMISSION EXPIRES: 7-4-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair S. Myers (NAME)	TriStar Bank (NAME)	MAP 117-2
3013 New Natchez Trace (ADDRESS)	P. O. Box 929 (ADDRESS)	PARCEL 63
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Dickson, TN 37056-0929 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Kathrine X. Murray, Heirs of Louis J. Murray *, Issue of Elizabeth E. Murray Watkins** and The Sisters of Mercy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blair S. Myers and wife, Kelli D. Myers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot number 7 of Block 5 on the Map of the Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property vested in the Grantors as set forth in the attached "EXHIBIT A".

unimproved ( )
This is improved (X) property, known as 3013 New Natchez Trace, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand 5 this 14th day of February, 19 00

Estate of Kathrine X. Murray
By: George Williamson Watkins Executor
George Williamson Watkins, Executor

The Sisters of Mercy at Saint Bernard Convent
BY: Sister Judith Coode R.S.M.
Sister Judith Coode, R.S.M.

*Heirs of Louis J. Murray:

George Williamson Watkins
Marilyn Jolita Murray
Marilyn Jolita Murray
Andrew William Murray
by George Williamson Watkins
Andrew William Murray
Colleen Michele Murray
by George Williamson Watkins
Colleen Michele Murray
Christy Ann Murray Bauer
by George Williamson Watkins
Christy Ann Murray Bauer
Stephen Lee Murray
by George Williamson Watkins
Stephen Lee Murray
Lisa Marie Murray Cochran
by George Williamson Watkins
Lisa Marie Murray Cochran

**Issue of Elizabeth E. Murray Watkins:

George Williamson Watkins
George Williamson Watkins
Elizabeth Yvonne Watkins Pittman
by George Williamson Watkins
Elizabeth Yvonne Watkins Pittman
William Power Watkins
by George Williamson Watkins
William Power Watkins
David Marshall Watkins
by George Williamson Watkins
David Marshall Watkins
Susan Judith Watkins Borenstein
by George Williamson Watkins
Susan Judith Watkins Borenstein

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Williamson Watkins, individually and as Executor of the Estate of Katherine X. Murray

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2000.

Commission expires 5-14-03

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sister Judith Coode, R.S.M.

and with whom I am personally acquainted and who upon her oath acknowledged to be the Authorized Agent and respectively of the Sisters of Mercy of Saint Bernard Convent* Religious Order the within named bargainor, a corporation, and that she as such Authorized Agent and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Religious Order by the said Sister Judith Coode, R.S.M. as such Authorized Agent, and attesting the same by the said as such * a part of the Sisters of Mercy of the Americas, Regional Community of Cincinnati.

Witness my hand and official seal at office at Nashville, TN on this the 14th day of February, 2000.

My commission expires 5-14-03

Notary Public

STATE OF TENNESSEE
Davidson County

On this 14th day of February, 2000, personally appeared before me, Geothe Williamson Watkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Marilyn Jolita Murray, Andrew William Murray, Colleen Michele Murray, Christy Ann Murray Bauer, Stephen Lee Murray, Lisa Marie Murray Cochran, Elizabeth Yvonne Watkins Pittman, and is authorized by them to execute this instrument on their behalf, as their free act and deed. William Power Watkins, David Marshall Watkins & Susan Judith Watkins Borenstein

Witness my hand, at office, this 14th day of February, 2000.

My commission expires: 5/14/03

Notary Public

EXHIBIT A - DERIVATION CLAUSE

Being the same property conveyed to Katherine X. Murray (a one-fourth interest), Louis J. Murray (a one-fourth interest), Christopher P. Murray (a one-fourth interest), Mary Murray (a one-eighth interest) and Johanna Murray (a one-eighth interest) by deed from D. M. Wilkins and wife, Floy Woodfin Wilkins, of record in Book 1194, page 78, Register's Office for Davidson County, Tennessee.

The one-fourth interest of the said Louis J. Murray was conveyed as follows: one-third of the interest was conveyed to Katherine X. Murray (creating a one-third interest altogether), one-third of the interest was conveyed to Christopher P. Murray (creating a one-third interest altogether), a one-sixth interest was conveyed to Johanna Murray (creating a one-sixth interest altogether) and a one-sixth interest was conveyed to Mary Murray (creating a one-sixth interest altogether) by deed of record in Book 1533, page 533, said Register's Office.

The said Johanna Murray later died (unmarried and never having children) on March 19, 1984; under her Will (under Rule Docket number 74770, Will Book 147, page 404, Probate Court Clerk for Davidson County, Tennessee) her one-sixth interest in the property passed to Mary W. Murray, creating a one-third interest altogether in the name of Mary W. Murray. (Mary Murray and Mary W. Murray are the same person.)

(NOTE: Except for the issue of Elizabeth Murray Watkins and the heirs of Louis Murray, including Andrew Murray, each of the described "Murray" individuals are brothers and sisters; both parents predeceased all of the siblings mentioned herein.)

The said Christopher P. Murray later died (unmarried and never having children) on December 1, 1985; under his Will (under Rule Docket number 77518, Will Book 153, page 1, said Probate Court Clerk) his one-third interest in the property passed to his nephew, Andrew W. Murray. The said Andrew W. Murray conveyed his one-third interest in the property to Katherine X. Murray (creating a two-thirds interest in the property) by deed of record in Book 6865, page 735, said Registers's Office.

Mary W. Murray later died on June 10, 1988, intestate, unmarried and never having children. Under the provision of Tennessee Code Annotated Section 31-2-104 et seq., her one-third interest passed to her siblings, per stirpes, as follows: one-fourth of her interest passed to Louis J. Murray (creating a 1/12 interest in the property altogether), one-fourth of her interest passed to Katherine X. Murray (creating a three-fourths interest in the property altogether), one-fourth of her interest passed to the issue of Elizabeth E. Murray Watkins (creating a 1/12 interest altogether in her issue), and one-fourth of her interest passed to Roberta Murray [also known as Sister Mary Canisius] creating a 1/12 interest altogether.

The said sibling of Mary W. Murray, the said Elizabeth E. Murray Watkins, had previously died; under the provisions of T. C. A. 31-2-104, her issue take her share, per stirpes, and equally share in her 1/12 interest. All of her children are alive and are George Williamson Watkins, Elizabeth Yvonne Watkins Pittman, William Powers Watkins, David Marshall Watkins and Susan Judith Watkins Borenstein (each having a 1/60 interest altogether).

The said Louis J. Murray later died. His 1/12 interest passed to his six children under his Will (under Docket Number 95P-2008; Will Book 416, page 887, said Probate Court) his 1/12 interest passed to his children: Marilyn Jolita Murray Chick (now Marilyn Jolita Murray), Andrew William Murray, Christy Ann Murray (now Christy Ann Murray Bauer), Colleen Michele Murray, Stephen Lee Murray and Lisa Marie Marray Cochran (each having a 1/72 interest altogether).

The said Roberta Murray died April 15, 1989, unmarried and never having children. Under her Will her 1/12 interest passed to The Sisters of Mercy at St. Bernard Convent, Nashville, Tennessee.

The said Katherine X. Murray has since died on January 5, 1999. Under her Will (Docket Number 99P-876, said Probate Court) she named George Williamson Watkins and Gretchen Pittman as Co-Executors of her Estate with specific instructions and empowerment to sell the described real estate. The said Gretchen Pittman has waived appointment as Executrix and the said George Williamson Watkins signs as Executor of the Estate of Katherine X. Murray.

The resulting interests in the described property are as follows: The Estate of Katherine X. Murray has a three-fourths interest in the property; the Sisters of Mercy at St. Bernard Convent have a 1/12 interest; the issue of Elizabeth E. Murray Watkins have a 1/12 interest (or 1/60 each) and the heirs of Louis J. Murray have a 1/12 interest (or 1/72 each).