40-A

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 1900, 201 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,483.39.

DG Diana J. Green
Affiant

Subscribed and sworn to before me this 22 day of June, 2000.

Notary Public

My Commission Expires: 7/28/03

Instr:200006260063489 Page: 1 OF 3
REC'D FOR REC 06/26/2000 3:43:07PM
RECORD FEE: $15.08
M. TAX: $0.00 T. TAX: $268.19

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Diana J. Green 401 Rachels Court West Hermitage, TN 37076	New Owner	Map 075-07-0 Parcel 289

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF MIRIAM L. CERONE BY AND THROUGH ITS EXECUTOR, ROBERT J. COOMBS, AND ROBERT J. COOMBS AND MARGARET C. FERRELL, DEVISEES PURSUANT TO THE LAST WILL AND TESTAMENT OF MIRIAM L. CERONE, hereinafter "GRANTOR", have bargained and sold, and by these presents does hereby transfer and convey unto DIANA J. GREEN, hereinafter "GRANTEE", her heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is IMPROVED property known as 401 Rachels Court, West, Hermitage, TN 37076.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee; such limitations, restrictions, easements, government planning, building and zoning regulations as may affect the premises; Restrictive Covenants contained in instruments of record in Book 6455, page 135; Declaration of Covenants, Conditions and Restrictions and By-Laws of Rachel Square, of record in Book 6619, page 777, amended in Book 8030, page 81; the Plan of record in Plat Book 5200, pages 623 through 625, amended in Plat Book 6231, pages 64 through 66; and the Plan of record in Plat Book 6250, pages 538 through 543, all being recorded in the Register's Office for Davidson County, Tennessee.

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, their heirs, representatives and assigns forever.

GRANTOR hereby conveys their interest in the property described in Exhibit "A" in their capacity as both beneficiaries of the Miriam L. Cerone Estate and as fee simple owners of a one-half interest in said property.

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS our hands on this the 22nd day of June, 2000.

ESTATE OF MIRIAM L. CERONE

By: Robert J. Coombs
ROBERT J. COOMBS, EXECUTOR

Robert J. Coombs
ROBERT J. COOMBS, DEVISEE

Margaret C. Ferrell
MARGARET C. FERRELL, DEVISEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert J. Coombs, Executor of the Estate of Miriam L. Cerone, and Robert J. Coombs and Margaret C. Ferrell, Devisees under the Last Will and Testament of Miriam L. Cerone, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 22nd day of June, 2000.

Notary Public

My Commission Expires: 7/26/2003

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13A in the Plan of Zone Lot Division - Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachels Square, Section One, as of record in Plat Book 6250, pages 538 through 543, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Miriam L. Cerone and Marion Thurman by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 6884, page 150, said Register's Office. The said Miriam L. Cerone died June 14, 1999 and by will of record in Will Book 231, page 605, Probate Office for Davidson County, Tennessee, granted power of sale to dispose of realty to her personal representative and devised all of her property to Robert J. Coombs and Margaret C. Ferrell. The said Marion Thurman conveyed his interest in the subject property to Robert J. Coombs and Margaret C. Ferrell by quitclaim deed of record in Instrument No. 200005240051973, said Register's Office.