THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 04/02/01 16:39 3pgs
Fees:15.00 Taxes:358.90
20010402-0031667

EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCELS:
ROBERT W. EGGERS 130 EMMITT AVENUE MADISON, TN 37115	SAME	MAP 52-11 PARCEL 21

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CHARLES COSTANZA, Executor of the Estate of FRANK J. COSTANZA, DECEASED, acting under and by virtue of the authority vested in me by the Last Will and Testament of FRANCIS JOSEPH COSTANZA, of record in the Probate Court of Davidson County, Tennessee, Probate No. 01P75, has bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto ROBERT W. EGGERS AND WIFE, JULIA EGGERS, their heirs and assigns, the following described property located in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining to ROBERT W. EGGERS AND WIFE, JULIA EGGERS, their successors and assigns, forever.

I do hereby covenant with the said , that as such Executor I am lawfully seized and possessed of said land in fee simple and have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my representatives and successors, as Executor, but not further or otherwise, to warrant and forever defend the title to said real estate to ROBERT W. EGGERS AND WIFE, JULIA EGGERS, their heirs, successors, and assigns, against the lawful claims of all persons claiming through and under me, but not further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of March, 2001.

EXC.

CHARLES COSTANZA, EXECUTOR OF THE ESTATE
OF FRANK J. COSTANZA, DECEASED

STATE OF TENNESSEE:
COUNTY OF MONTGOMERY:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES COSTANZA, EXECUTOR, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 30th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 4-28-04

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual monetary consideration or value, whichever is greater, for this transfer is $97,000.00.

Affiant

Subscribed and sworn to before me,
this 30th day of March, 2001.

NOTARY PUBLIC

My commission expires: 4-28-04

EXHIBIT "A" TO EXECUTOR'S DEED

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Madison Heights, Section Three, of record in Book 2083, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete descripton of said lot.

Being the same property conveyed to Frank J. Costanza by deed of record in Book 5328, page 478, Register's Office for Davidson County, Tennessee; the said Frank J. Costanza having since died December 19, 2000, testate. Charles Costanza executes this instrument in his capacity as Executor under the Last Will and Testament of Francis Joseph Costanza, Probate Case No. 01P75, Probate Court for Davidson County, Tennessee, pursuant to the powers vested in him as set forth in Tennessee Code Annotated Section 35-50-110.

FRANK J. COSTANZA AND FRANCIS JOSPEH COSTANZA was one and the same person.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.