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Davidson County DEEDWARR
Recvd: 10/02/01 13:47 2pgs
Fees:12.00 Taxes:0.00
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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CRB)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bettye L. Bruster 3707 Woodmont Lane Nashville, TN 37215-1713	Bettye L. Bruster 3707 Woodmont Lane Nashville, TN 37215-1713	Parcel Identification No. 06112012000

WHEREAS, by warranty deed dated March 27, 1991, of record in Deed Book 8317, page 432, Register's office of Davidson County, Tennessee, Bettye Lynch Bruster, Executrix of the Estate of Alice Puryear Talbot, conveyed certain real property located in Davidson County, Tennessee, as more particularly described below (the "Property") to Bettye Lynch Bruster and William Everett Talbot as tenants in common; and

WHEREAS, William Everett Talbot died testate on July 22, 2001, leaving a Last Will and Testament of record in the Probate Court Office of Davidson County, Tennessee imaging # 2097/385643 (the "Will"); and

WHEREAS, the Will appoints Bill F. Bruster, as Executor, and the said Bill F. Bruster is the duly qualified and acting Executor of the Estate of William Everett Talbot (the "Estate"); and

WHEREAS, Bettye Lynch Bruster is the sole beneficiary of the estate of William Everett Talbot under the Will and is entitled to the sole ownership of the Property; and

WHEREAS, pursuant to Section 67-4-409(3)(F), there is no recordation tax levied on the transfer of any real estate where such is a deed executed by an executor to implement a testamentary device;

NOW, THEREFORE, pursuant to the Last Will and Testament of William Everett Talbot, deceased, Bill F. Bruster, as Executor of the Will, and not further or otherwise, does hereby bargain and sell, and by these presents transfer and convey unto Bettye Lynch Bruster ("Grantee"), her heirs and assigns, all of William Everett Talbot's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 59 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 100 feet on the northerly side of Riverwood Drive and runs back between parallel lines, woo feet to a dead line.

Being the same property conveyed to Bettye Lynch Bruster and William Everett Talbot, by Deed of Record in Book 8317, page 432 Register's Office for Davidson County, Tennessee, the said William Everett Talbot having since died as stated above.

This is improved property known as 1301 Riverwood Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

As Executor, Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself as Executor, and his successors, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor.

WITNESS my hand this 13 day of September 2001.

Bill F. Bruster Executor
Bill F. Bruster, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Shaw C. Harrison, a Notary Public, Bill F. Bruster, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of September, 2001.

Shaw C. Harrison
Notary Public

My Commission Expires: 11-29-03

SHAW C. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE MY COMMISSION EXPIRES 11/29/2003

HARRISONS/ 2226894