This Instrument Prepared By:

Isham B. Bradley, Esq.
109 Westpark Drive, Suite 310
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $1.00.

Betina Hester, Trustee
AFFIANT

Subscribed and sworn to before me this 9th day of November, 2001.

Notary Public
My commission expires: 5/2/04

Davidson County DEEDWARR
Recvd: 11/09/01 14:04 3pgs
Fees:17.00 Taxes:0.00
20011109-0123441

EXECUTOR'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Betina Hester, Trustee	Betina Hester	
142 Crockett Court	142 Crockett Court	093.06 - 4 - 085 - 00
Smyrna, TN 37167	Smyrna, TN 37167	

WHEREAS, by the Last Will and Testament of Eugene Nelson Hester of record in Will Book 160, Page 378, Probate Clerk's Office for Davidson County, Tennessee (hereinafter referred to as "Will"), Eugene Nelson Hester directed his Executrix, Betina Hester to allocate his real property between two trusts as specified therein, an allocation of such property having been made by the Executrix, his interest in the real property more particularly described below (hereinafter referred to as "Property") is hereby transferred to the Eugene Hester Children's Trust, Betina Hester Trustee.

This is the property commonly known as 200 3rd Avenue South, Nashville, Tennessee.

A tract of land in the 13th Ward of the City of Nashville, Davidson County, Tennessee, and being Lot No. 12 on the Map of W. H. Hagan's Subdivision of Lot No. 5 of Davidson Academy Lots, not of record, and described according to an unregistered copy of a survey thereof made by James A. Hamilton, Jr., Surveyor.

According to said survey said lot fronts 33.09 feet on the easterly side of Third Avenue South and runs back between lines, along the south margin of Demonbreun Street, 106 feet to a dead line.

Being the same property conveyed to Dorothy Byrn, by deed from The Harfield Co., as of record in Book 2495, page 257, said Register's Office.

Being same property conveyed by deed to E.N. Hester from Dorothy Byrn in Deed Book 2735, page 605, Register's Office of said county.

WHEREAS, the Will in Article X incorporates by reference the powers contained in Tennessee Code Annotated Section 35-50-110, with respect to all property including real property, and subsection (31) of that statute authorizes the Executrix to make distribution either in cash or in kind, and in the case of real property to distribute to two or more beneficiaries in division; and

WHEREAS, Betina Hester, as Executrix, (the "Executrix") wishes to convey the interest in the Property to Eugene Hester Children's Trust, Betina Hester Trustee in accordance with the terms of the Last Will and Testament of Eugene Nelson Hester.

NOW, THEREFORE, the undersigned Executrix, in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, by these presents does hereby pursuant to the Will of Eugene Nelson Hester dated June 25, 1987, transfer and convey unto Eugene Hester Children's Trust, Betina Hester Trustee, her heirs, successors and assigns, all of the Executrix's right, title and interest in and to the following described property located in Davidson County, Tennessee:

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Eugene Hester Children's Trust, Betina Hester Trustee (the "Beneficiary"), her heirs, successors and assigns, forever; and the Executrix, does hereby transfer, assign, and set over unto the Beneficiary, all of the estate's right, title and interest in the said Property with full benefit of the Executrix's warranties to the maximum extent that she can or should do as Executrix, but not further or otherwise. By executing this document, Betina Hester as an individual hereby agrees that she has no right, title or interest in the Property for the purpose of confirming title in Eugene Hester Children's Trust, Betina Hester Trustee.

Betina Hester

Betina Hester, Executrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betina Hester, Executrix, the 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 and official seal at Brentwood, Tennessee, this 7th day of November, 2001.

Notary Public

My commission expires 5/29/05

DAVIDSON COUNTY, TN NOTARY PUBLIC AT LARGE

Hester estate deed. 3rdAveSouth.wpd