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 5/29/05

Davidson County DEEDWARR
Recvd: 11/09/01 14:05 3pgs
Fees:17.00 Taxes:0.00
20011109-0123443

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	093.15 - 007.00
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 Trust, Betina Hester Trustee.

This is the property commonly known as 400 Lafayette Street, Nashville, Tennesssee.

Tract 1: Land in Davidson County, Tennessee, being in the northerly 80½ feet of Lot No. 46 on the Plan of Barrow Grove as of record in Book "S", page 279, Register's Office of said County. Said part of Lot No. 46 fronts 80½ feet on the westerly side of 4th Avenue, south, formerly Cherry Street, and runs back, between parallel lines with the southerly margin of Ash Street, 165 feet to an alley.

Tract 2: Land in Davidson County, Tennessee, described as follows:

Beginning at the intersection of the north margin of Lafayette Street extension and the easterly margin of the lot or tract of land owned by Frank St. Charles, said intersection being 105 feet more or less, east of Ash Street, thence in a northeasterly direction with the east margin of the St. Charles Lot 30 feet more or less to a point on the right of way line of the Lafayette Street extension, said point being 2 feet more or less west of the west line of 4th Avenue, south; thence in an easterly, southerly and westerly direction on a line of curvature to the right on a 16 foot radius 37 feet more of less to the point of beginning; being a part of Parcel No. 59 property acquired by condemnation in the Third Circuit Court, Davidson County, Tennessee, in the case of City of Nashville vs. African Methodist Episcopal School Union, et al, as it appears upon the plans of the State of Tennessee, Department of Highways and Public Works, Bureau of Engineering, designated S.N. Federal Aid Project No. 56 "D" (1) sheet number 6, on file in the office of the City Engineer.

Being the same property conveyed to Frank St. Charles, Jr., Thomas Ayers St. Charles, Michael Joseph St. Charles, and Josephine St. Charles Tinin, as tenants in common, by deed from Frank St. Charles and wife, Nell St. Charles, to Rick M. Johnson, Trustee, and from said Trustee to the above named grantees, all of record in Book 5239, page 947, Register's Office for Davidson County, Tennessee.

Being same property conveyed to E.N. Hester from Frank St. Charles, Jr., et al in Deed Book 5388, page 328, 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 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 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 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 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 9th day of November, 2001.

Notary Public

My commission expires 5/29/05

Hester estate deed'400Lafayette.wpd