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THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, Esq.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 12/31/01 13:10 3pgs Fees:17.00 Taxes:0.00 20011231-0144981	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ NONE . Dora K. Watson, T.O. **AFFIANT** Subscribed and sworn to before me, this 20th day of December, 2001. Marcia P. Rauchtelle Notary Public My Commission Expires: 01/25/2003 This conveyance is exempt from the deed transfer tax as an Executor's deed pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. & Mrs. John Carr Jennings 102 Indian Lake Court Hendersonville, TN 37075	Same	Map 103-8 Parcel 203

EXECUTOR'S SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, and in partial satisfaction of the residuary bequest to them under the Will of Anna Rankin Grant, the receipt of which is hereby acknowledged, SunTrust Bank, Executor of the Estate of

Anna Rankin Grant, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Carr Jennings and wife, Jerelyn Jennings, hereinafter collectively called the Grantee, their heirs and assigns, all of its right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 of Block "K" on the Plan of Cherokee Park, Section Three, as of record in Book 843, pages 2 and 3, Register's Office for said County.
>
> Said Lot 7 fronts 60 feet on the northerly side of Aberdeen Road and runs back 130.22 feet on the westerly line and 128.65 on the easterly line, to a dead line, which is the south right-of-way line of the N C & St L Railway, measuring 60.02 feet thereon.
>
> Being the same property conveyed to Charles R. Grant and wife, Ann R. Grant by deed from Mrs. Floyce T. Clinard and husband, Paul Clinard, of record in Book 2392, page 595, Register's Office for Davidson County, Tennessee. Said Charles R. Grant predeceased Anna R. Grant. Anna R. Grant subsequently died leaving a Will of record in Vol. 1949/357253, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2001 Metro taxes.

2. Any matters shown of record.

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 and assigns, forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant

and bind it, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever, claiming by or through it, but not otherwise.

WITNESS my hand this 20th day of December, 2001.

SUNTRUST BANK

By: Don K. Watson, TRUST OFFICER
Title

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Don K. Watson, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his or her oath acknowledged himself or herself to be the Trust officer of SunTrust Bank, the within named bargainor, a corporation, and that he or she as such Trust officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Don K. Watson as such Trust Officer.

WITNESS my hand and official seal, at office, on this the 20th day of December, 2001.

Notary Public

My Commission Expires: 01/25/2003

NOTARY PUBLIC AT LARGE STATE OF NORTH CAROLINA