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mds

Davidson County DEEDWARR
Recvd: 02/05/02 14:32 2pgs
Fees:12.00 Taxes:0.00
20020205-0015973

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

EXECUTORS' SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Geoffrey B. Braden, et al 2137 Old Hickory Blvd. Nashville, TN 37215	Geoffrey B. Braden, et al 2137 Old Hickory Blvd. Nashville, TN 37215	Parcel Identification Number Map 104 Group 8 Parcel 146

WHEREAS, by warranty deed dated December 16, 1942, of record in Deed Book 1225, page 602, Register's office of Davidson County, Tennessee, E. S. Brugh, conveyed certain real property located in Davidson County, Tennessee, as more particularly described below (the "Property") to Mary B. Braden a/k/a Mary B. Braden Thomas and, Margaret B. Reynolds a/k/a Margaret Roberts as tenants in common; and

WHEREAS, Mary B. Braden Thomas died testate on December 25, 1996, leaving a Last Will and Testament of record in Will Book 211, page 653, Register's Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, the Will appoints Geoffrey B. Braden and Mary Ann Chaffin, as Co- Executors, and the said Geoffrey B. Braden and Mary Ann Chaffin are the duly qualified and acting Co-Executors of the Estate; and

WHEREAS, the said Will vests the power and responsibility in the Co-Executors for allocating the assets of the Estate among said beneficiaries of the Will; and

WHEREAS, the Co-Executors have determined that the property described herein shall be allocated to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell; 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 authority granted to them as Co-Executors under the Last Will and Testament of Mary B. Braden Thomas, deceased, Geoffrey B. Braden and Mary Ann Chaffin, as Co-Executors of the Will, and not further or otherwise, do hereby bargain and sell, and by these presents transfer and convey unto Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell ("Grantee"),their heirs and assigns, all of Mary B. Braden Thomas' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The southeast corner of Twenty-First Avenue and Blakemore, being the North 90 feet of Lot No. 139 and the North 90 feet of the East 20 feet of Lot No. 140, on the revised plan of University Place, fronting 70 feet on the Easterly side of Twenty-First Avenue, South, and running back between parallel lines 90 feet to a dead line, and being the same property conveyed to Mary B. Braden and Mrs. Margaret B. Reynolds of Deed in Record Book 1225 Page 602 Register's Office for Davidson County, Tennessee.

The said Mary B. Braden Thomas having since died as stated above.

This is improved property known as 1604 21st Avenue, South, Nashville, Tennessee 37215.

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

Grantors do hereby covenant with Grantees that Grantors have 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 Grantors do further covenant and bind themselves and their representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth above), but not otherwise.

WITNESS our hands this 31 day of Dec, 2001.

Geoffrey B. Braden as Co-Executor of the Estate of Mary B. Braden Thomas, and not further or otherwise

Mary Ann Chaffin, as Co-Executor of the Estate of Mary B. Braden Thomas, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, ELEANOR H. HUGHES, a Notary Public, Geoffrey B. Braden, 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 31 day of Dec, 2001.

ELEANOR H. HUGHES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: Commission Expires MAR 23, 200

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, ELEANOR H. HUGHES, a Notary Public, Mary Ann Chaffin, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of Dec, 2001.

ELEANOR H. HUGHES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: MAR 23, 200

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