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Davidson County DEEDWARR
Recvd: 03/18/02 16:01 2pgs
Fees:12.00 Taxes:0.00
20020318-0033674

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
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)
Pamela Trautman, Trustee of Family Trust u/w of Marian Lucille Trautman P.O. Box 150862 Nashville, TN 37215	same	Parcel ID No: 13109002200

WHEREAS, by warranty deed dated February 19, 1962, of record in Deed Book 3342, page 312, Register's office of Davidson County, Tennessee, Charles G. Ransom and wife, Julian Walton Ransom, conveyed certain real property located in Davidson County, Tennessee, as more particularly described below (the "Property") to Herman L. Trautman and Marian Lucille Trautman; and

WHEREAS, by quitclaim deed dated May 12, 1993, of record in Deed Book 8949, page 292, Register's office of Davidson County, Tennessee Herman L. Trautman, conveyed his interest in the Property to Marian Lucille Trautman; and

WHEREAS, Marian Lucille Trautman died testate on March 16, 2001, leaving a Last Will and Testament of record at scan number 1823/334777, Probate Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, the Will appoints Pamela C. Trautman, as Executor, and the said Pamela C. Trautman is the duly qualified and acting Executor of the Estate of Marian Lucille Trautman (the "Estate"); and

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

WHEREAS, the Executor has determined that the property described herein shall be allocated to the Family Trust created under the decedent's said Will; 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 her as Executor under the Last Will and Testament of Marian Lucille Trautman, deceased, Pamela C. Trautman, as Executor of the Will, does hereby bargain and sell, and by these presents transfer and convey unto Pamela C. Trautman as Trustee of the Family Trust under the Will of Marian Lucille Trautman ("Grantee"), her successors and assigns, with full power to transfer and encumber without the joinder of any beneficiary, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the westerly part of Lot No. 1 on Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, page 14, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, January 8, 1945, as follows:

BEGINNING at the northeast corner of Hillsboro Road and Stanford Drive; thence with said Drive, South 81° 15' East 400 feet to a light pole at the southwest corner of the property

conveyed to Alfred S. Price and wife by deed from Dan E. McGugin, Jr. and wife, of record in Book 1308, page 230, said Register's Office, thence with the Price's westerly line as follows: North 19° East 208 feet to an iron pipe and North 42° East 63 feet to an iron pipe in the southerly line of the Burton Property; thence with Burton's southerly line, North 88° West 406 feet to an iron pin at a stone pier on the easterly margin of the Hillsboro Road; thence with said Road, South 26° 30' West 220 feet to the beginning, containing 2.05 acres, more or less.

Being the same property conveyed to Herman L. Trautman and Marian Lucille Trautman, by Deed of Record in Book 3342, page 312 Register's Office for Davidson County, Tennessee, and being the same property conveyed to Marian Lucille Trautman, by Deed of Record in Book 8949, page 292, Register's Office for Davidson County, Tennessee, the said Marian Lucille Trautman having since died as stated above.

This is improved property known as 5100 Stanford Drive, Nashville, Tennessee.

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

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 herself and her representatives to warrant and forever defend the title to said land to Grantee, her successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not otherwise.

WITNESS my hand this 12th day of March, 2002.

Pamela C. Trautman

Pamela C. Trautman, Executor of the Estate of Marian Lucille Trautman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonathan P. Hayes, a Notary Public, Pamela C. Trautman, 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 12 day of March, 2002.

J. P. Hayes

Notary Public

My Commission Expires: 10-25-03

HARRISONS/ 2258568