This Instrument Was Prepared By:
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1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 05/23/02 13:17 4pgs
Fees:23.00 Taxes:2220.00
20020523-0063002

Address New Owner(s):
Ansel L. Davis, Trustee
5124 Boxcroft Place
Nashville TN, 37205

Send Tax Bills to
New Owner

Tax Information:
Map: 116-13
Parcel: 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PHILIP H. BOYD, AS EXECUTOR OF THE ESTATE OF CAROLYN J. ESTES, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANSEL L. DAVIS, TRUSTEE, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 5124 Boxcroft Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

AND Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it pursuant to the terms of the Last Will and Testament of Carolyn J. Estes, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of May, 2002.

Philip H Boyd, Executor
PHILIP H. BOYD, Executor of the Estate of
Carolyn J. Estes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and state, the within named Philip H. Boyd, Executor of the Estate of Carolyn J. Estes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2002.

Jean P. Shearer
Notary Public

My commission expires: 3-25-06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.

Affiant

Subscribed and sworn to before me,
this 23rd day of May, 2002.

Jean P. Shearer
Notary Public

My Commission Expires: 3-25-06

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Boxcroft, as of record in Book 4860, page 28, Register's Office for said County.

Said Lot No. 15 fronts 56.85 on the westerly side of Boxcroft Place and runs back between lines, 141.07 feet on the northerly side and 140.41 feet on the southerly side to a line at the rear on which it measures 56.85 feet thereon.

Being the same property conveyed to Carolyn J. Estes by deed from Marie Louise (Patsey) Carney Reed, a single person, of record in Book 8664, page 660, Register's Office for Davidson County, Tennessee. Carolyn J. Estes having since died, the property is now vested in the Executor of the Estate of Carolyn J. Estes by virtue of the Will of record in Will Book 3405, page 627055, Probate Clerk's Office for Davidson County, Tennessee.

PERMITTED EXCEPTIONS

1. Taxes for the year 2002 a lien, not yet due and payable. (Map & Parcel #116-13-147.00)

2. If improvements are completed after January 1 of any year, the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute.

3. All matters as shown on Plat of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee.

5. By-Laws of the Association of Owners of Boxcroft of record in Book 5365, page 7, and amended by Instrument of Correction of record in Book 5430, page 263, Register's Office for Davidson County, Tennessee.