Book 62

EXECUTOR'S DEED

TO:	James L. Paradise, Jr. and Tanya Paradise	This instrument was prepared by: Linda R. Koon Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	James L. Paradise, Sr., as Executor of the Estate of Anna M. Waller	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
James L. Paradise, Jr. and Tanya Paradise 7185 Bidwell Road Nashville, Tennessee 37080	Same	Map 14 Parcel 46.12

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Paradise, Sr., Executor of the Estate of Anna M. Waller** (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **James L. Paradise, Jr. and wife, Tanya Paradise**, as tenants by the entireties, (hereinafter, collectively called the "Grantee"), and the Grantee's heirs, successors and assigns, all of the Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to the Grantee, its successors and assigns, forever in fee simple.

The Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to the Grantee, and the Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Executor (other than claims arising out of the matters set forth above) to the maximum extent that he can or should do as Executor of the Last Will and Testament of Anna M. Waller, deceased, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has signed this Executor's Deed effective as of the 2nd day of August, 2002.

EXECUTOR:

James L. Paradise

James L. Paradise, Sr.

Davidson County DEEDWARR
Recvd: 08/05/02 13:46 4pgs
Fees:23.00 Taxes:527.25
20020805-0093729

257783.03 5526-0001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James L. Paradise, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Executor under the Last Will and Testament of Anna M. Waller, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 2nd day of August, 2002.

Notary Public

My Commission Expires: 11/29/03

James L. Paradise Sr. and James L. Paradise, Jr., Co-Trustees of the Anna Waller Living Trust dated June 20, 1996 (the "Trust"), join in this conveyance to convey all of the Trust's right, title and interest in the above-described property.

TRUSTEES:

James L. Paradise, Sr.

James L. Paradise, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James L. Paradise, Sr., and James L. Paradise, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the Co-Trustees of the Anna Waller Living Trust dated June 20, 1996, the within named bargainors, and that they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 2nd day of August, 2002.

Notary Public

My Commission Expires: 11/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is $142,500.

James L. Paradise
Affiant

Sworn to and subscribed before me, this 2nd day of August, 2002.

Notary Public

My Commission Expires: 11/29/03

EXHIBIT A

PROPERTY DESCRIPTION

Certain real estate in Davidson County, Tennessee, as follows:

Being in the 14th Civil District of said County and State, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road, north 2° 30' east 2050 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2° 30' east 150 feet; thence north 87° 30' west 791 feet; thence south 2° 29' west 150 feet; thence south 87° 30' east 790.96 feet to the beginning, containing 2.72 acres more or less.

Included in the foregoing, but expressly execluded therefrom, is the land taken by the State of Tennessee for a controlled access highway pursuant to a Judgment or record in Book 4539, Page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oliver James Waller, Jr. and wife, Anna Waller, by installment deed from Herbert Thurman Hays and wife, Alberta Hester Hays, of record in Book 3572, page 94, of said Register's Office. Oliver James Waller, Jr. died on August 14, 1995. Anna M. Waller is now deceased, and James L. Paradise, Sr. is Executor of the Last Will and Testament of Anna M. Waller recorded at Volume No. 1983/363490, Seventh Circuit Court of Davidson County Tennessee (Probate Division).

This is improved property known as 7185 Bidwell Road, Joelton, Tennessee 37080.