THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick St., Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 08/22/02 14:05 6pgs
Fees:32.00 Taxes:0.00
20020822-0101717

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Michael Edward Geringer, Judy Sue Geringer, and Thomas S. Levin as Trustee of the Coleman Brian Geringer 1998 Vested Trust 5915 Via Del Cielo Paradise Valley, AZ 85253	SAME	Map 91-13 Parcels 328, 329 and 340

WHEREAS, Ethel Helen Moskovitz Geringer died testate on February 10, 2002, leaving a Last Will and Testament dated November 21, 1996, which has been probated and is properly recorded in Will Book 3503, page 645387 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Steve Irwin Geringer, Michael Edward Geringer and Judy Sue Geringer are the duly qualified and acting Co-Executors of the Estate of Ethel Helen Moskovitz Geringer; and

WHEREAS, Ethel Helen Moskovitz Geringer owned a forty percent (40%) undivided interest in the real properties described on Exhibit A hereto at the time of her death; and

WHEREAS, paragraph 4 of the Will of the said Ethel Helen Moskovitz Geringer vests title to all real properties owned by her at the time of her death in her Executors; and

WHEREAS, pursuant to Section 67-4-409(3)(F) of the Tennessee Code Annotated, there is no recordation tax levied on the transfer of any real estate by 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 Ethel Helen Moskovitz, deceased, STEVE IRWIN GERINGER, MICHAEL EDWARD GERINGER and JUDY SUE GERINGER, as Co-Executors of the Will, and not further or otherwise, do hereby bargain and sell, and by these presents transfer and convey unto MICHAEL EDWARD GERINGER, JUDY SUE GERINGER, and THOMAS S. LEVINE as TRUSTEE OF THE COLEMAN BRIAN GERINGER 1998 VESTED TRUST, their respective heirs, successors and assigns, the certain tracts or parcels of land in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

The descriptions on Exhibit A hereto are the same as those contained in the prior deeds.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

These are improved properties known as 6011 Charlotte Pike, 6009 Charlotte Pike and Lenox Avenue in Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 6TH day of AUGUST, 2002.

Steve Irwin Geringer, Co-Executor of the Estate of Ethel Helen Moskovitz Geringer

Michael Edward Geringer, Co-Executor of the Estate of Ethel Helen Moskovitz Geringer

Judy Sue Geringer, Co-Executor of the Estate of Ethel Helen Moskovitz Geringer

STATE OF ARIZONA)

COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Steve Irwin Geringer, the within named 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 as a Co-Executor of the Estate of Ethel Helen Moskovitz Geringer for the purposes therein contained.

WITNESS my hand, at office, this 30TH day of JULY, 2002.

Notary Public

My Commission Expires:

4/25/2004

Notary Public State of Arizona
Maricopa County
Marce L Boersma
Expires April 25, 2004

STATE OF ~~FLORIDA~~ MICHIGAN)

COUNTY OF OAKLAND)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Edward Geringer, the within named 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 as a Co-Executor of the Estate of Ethel Helen Moskovitz Geringer for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August 2002.

Patricia L. Hales
Notary Public PATRICIA L. HALES

My Commission Expires:

10/28/04

STATE OF ~~FLORIDA~~ MICHIGAN)

COUNTY OF OAKLAND)

The actual consideration for this transfer is $-0-.

Michael Edward Geringer
Michael Edward Geringer

Subscribed and sworn to before me
this 6th day of August, 2002.

Patricia L. Hales
Notary Public PATRICIA L. HALES

My Commission Expires:

10/28/04

STATE OF OHIO)

COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Judy Sue Geringer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as a Co-Executor of the Estate of Ethel Helen Moskovitz Geringer for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 2002.

Notary Public

My Commission Expires:

April 2, 2003

JUDY K. MILES
Notary Public, State of Ohio
My Commission Expires April 2, 2003

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Plan showing Subdivision No. 6 of the John B. Cowden's Property, and described according to a copy of a survey made March 11, 1950, by Norris H. Hickerson, Surveyor, as follows: BEGINNING at a point in the north margin of Lenox Street, at the corner of Lots Nos. 5 and 6; thence with the line between said lots, North 10 degrees West 126.5 feet to the south line of Lot No. 5 of Subdivision No. 5; thence along the line of said lots, southwesterly 61.8 feet to a corner of Lot No. 4 of said Subdivision No. 6; thence with the line between Lots Nos. 4 and 5, south 9 degrees 46' East 112.5 feet to the north margin of Lenox Street; thence with the margin of the same, North 80 degrees East 59.5 feet to the point of beginning.

Being a part of the same property conveyed to Bernie Geringer, a/k/a Bernard Geringer (as to a 60% undivided interest) and Ethel M. Geringer a/k/a Ethel Helen Moskovitz Geringer (as to a 40% undivided interest) as tenants-in-common by deed of record at Book 5427, page 001, Register's Office for Davidson County, Tennessee.

Tract 2

Land in the 8th Civil District of Davidson County, TN, being Lot No. 6 on the unrecorded Map showing the Subdivision VI of the John B. Cowden Property, as follows: BEGINNING at a point in the north margin of Lenox Street at the corner of Lots Nos. 5 and 6; thence with the line between said lots, North 10° West 126.5 feet to a point; thence northeasterly 60.6 feet to a corner of Lot No. 7; thence with the line between Lots No. 6 and 7, South 9° East 139 feet to the north margin of Lenox Street; thence with the margin of the same, South 80° West 56.8 feet to the point of beginning.

Being a part of the same property conveyed to Bernie Geringer, a/k/a Bernard Geringer (as to a 60% undivided interest) and Ethel M. Geringer a/k/a Ethel Helen Moskovitz Geringer (as to a 40% undivided interest) as tenants-in-common by deed of record at Book 5427, page 001, Register's Office for Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 21, 1946 as follows: BEGINNING on the southerly margin of Charlotte Road, at a point 227.1 feet east of the easterly margin of Cowan Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the southerly margin of said Road, eastwardly 89.4 feet to the corner of Lots Nos. 4 and 5; thence with the line between said

two lots, southwardly 187 feet; thence South 66 degrees 28' West 88.9 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northwardly 187 feet to the point of beginning.

Being a part of the same property conveyed to Bernie Geringer, a/k/a Bernard Geringer (as to a 60% undivided interest) and Ethel M. Geringer a/k/a Ethel Helen Moskovitz Geringer (as to a 40% undivided interest) as tenants-in-common by deed of record at Book 5427, page 001, Register's Office for Davidson County, Tennessee.

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