PICK-UP

Davidson County DEEDWARR
Recvd: 10/02/02 13:06 3pgs
Fees:17.00 Taxes:0.00
20021002-0119895

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

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Parcel IDNumber(s)
Delores Richardson 124 Donald Street Nashville, TN 37207	Same	07104015400

WHEREAS, Essie M. Richardson died testate on August 20, 2002, leaving a Last Will and Testament dated December 4, 1998, which has been probated and is properly recorded as Instrument Number 4691/866205 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Delores Richardson is the duly qualified and acting Executor of the Estate of Essie M. Richardson; and

WHEREAS, Essie M. Richardson owned all of the real properties described on Exhibit A hereto at the time of her death; and

WHEREAS, paragraph 5 of the Will of the said Essie M. Richardson vests title to all real properties owned by her at the time of her death in Delores Richardson; 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 her as Executor under the Last Will and Testament of Essie M. Richardson, deceased, Delores Richardson, as Executor of the Will, and not further or otherwise, does hereby bargain and sell, and by these presents transfer and convey unto Delores Richardson, her respective heirs, successors and assigns, the certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 23, Section 2, C. L. Morris Subdivision, in the Twelfth Civil District of Davidson County, Tennessee, recorded July 17, 1953, in Plan Book 2133, Page 56, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 23 fronts 102.25 feet on the southerly side of Donald Street, extending back 205 feet on the easterly side and 205.75 feet on the westerly side, and fronts 86 feet on the deadline.

Subject to TVA easement, of record in Book 785, Page 53, of the Register's Office of Davidson County, Tennessee.

Subject to a 10-foot easement for utilities on the rear of said lot.

Subject to restrictions of record in Book 2043, Page 579, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Essie M. Richardson and Lela H. Richardson, as Joint Tenants, with the right of survivorship in the one surviving, of record in Book 3101, Page 276, Register's Office of Davidson County, Tennessee, the said Lela H. Richardson having since died.

The description herein is the same as that contained in the prior deed.

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

This is improved property located at 130 Donald Street, Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of September, 2002.

Delores Richardson

Delores Richardson, Executor of the Estate of Essie M. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Delores Richardson 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 the Executor of the Estate of Essie M. Richardson for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2002.

Shaw C. Harrison

SHAW C. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires:

11-29-03

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Deborah Richardson
Affiant

Subscribed and sworn to before me
this 30th day of September, 2002.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-29-03

SHAW C. HARRISON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE
MY COMMISSION EXPIRES 11/29/2003