18A
JCG

Davidson County DEEDWARR
Recvd: 10/30/02 10:54 3pgs
Fees:17.00 Taxes:0.00
20021030-0132897

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)
Nina Sivek, Trustee of Family Trust U/A Chester B. Atkins 1200 Parkway Towers 404 James Robertson Nashville, TN 37219	Same	Map 92-16 Parcel 321

WHEREAS, Chester Burton Atkins died testate on June 30, 2001, leaving a Last Will and Testament dated March 22, 2000, which has been probated and is properly recorded as Instrument Number 4510\832782 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Nina Sivek is the duly qualified and acting Executor of the Estate of Chester Burton Atkins; and

WHEREAS, Chester Burton Atkins owned an undivided one-half (1/2) interest in the real property described below at the time of his death; and

WHEREAS, Article II, paragraph 3 of the Will of the said Chester Burton Atkins vests title to all real properties owned by him at the time of his death in his Executor; 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 Chester Burton Atkins, deceased, Nina Sivek, as Executor of the Will, and not further or otherwise, does hereby bargain and sell, and by these presents transfer and convey unto Nina Sivek, Trustee of the Chester Burton Atkins Family Trust, her respective successors and assigns, with full power to transfer and encumber without the joinder of any beneficiary, all of Chester Burton Atkins' undivided one-half (1/2) interest in the certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 149 in O. B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot No. 149 fronts 50 feet on the westerly side of 18th Avenue South, formerly Shields Avenue, or Lamar Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Chester B. Atkins and H. Ray Ragsdale, of record in Book 7092, Page 244, Register's Office of Davidson County, Tennessee.

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 903 18th Avenue South, Nashville, TN 37212.

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, as Executor of the Estate of Chester Burton Atkins and not further or otherwise, 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 (other than claims arising out of the matters set forth above), but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 23RD day of OCTOBER, 2002.

Nina Sivek

Nina Sivek, Executor of the Estate of Chester Burton Atkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nina Sivek 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 Chester Burton Atkins for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2002.

Regina R. Crabb

Notary Public

My Commission Expires:
5-28-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Notary Public

My Commission Expires:

5-28-03

2324111.1