Davidson County DEEDWARR
Recvd: 11/22/02 14:57 4pgs
Fees:22.00 Taxes:0.00
20021122-0145650

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

Address New Owner(s)	Send Tax Bills To:	Parcel IDNumber(s)
David Y. Clark 6436 Bresslyn Road Nashville, TN 37205	Same	Parcel ID 00400002900

EXECUTOR'S SPECIAL WARRANTY DEED

WHEREAS, by warranty deed dated April 14, 1967, of record in Deed Book 4120, page 911, Register's office of Davidson County, Tennessee, Albert W. Fisher and wife, Mattie B. Fisher conveyed a two-thirds undivided interest in certain real property located in Davidson County, Tennessee, as more particularly described below (the "Property") to Byron L. Clark and wife, Betty J. Clark, as tenants by the entirety and a one-third interest in the Property to David Y. Clark; and

WHEREAS, Byron L. Clark, died on August 3, 1988; and

WHEREAS, Betty J. Clark died testate on December 31, 2001, leaving a Last Will and Testament dated January 4, 1989, which has been probated and is properly recorded as Imaging Number 46173851992 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, David Y. Clark is the duly qualified and acting Executor of the Estate of Berry J. Clark; and

WHEREAS, Paragraph 4(a) of the Will of the said Betty J. Clark vests title to Betty J. Clark's interest in the Property in David Y. Clark; 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 him as Executor under the Last Will and Testament of Betty J. Clark, deceased, David Y. Clark, as Executor of the Will, and not further or otherwise, ("Grantor") does hereby bargain and sell, and by these presents transfer and convey unto David Y. Clark, individually, ("Grantee") Betty J. Clark's 66.666% interest in the certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

Two tracts of land in the 14th, formerly the 24th Civil District of Davidson County, and partly in the 2nd Civil District of Cheatham County, Tennessee, described as follows:

TRACT NO. 1: BEGINNING at a stake at the foot of a bluff with hickory and white walnut pointers, a corner of a tract conveyed to Thompson and Sons by A. Smith and wife; thence South 41° West, with said tract crossing Raccoon Branch, 10.2 poles to a stone with hickory pointers; thence along a hillside, with the line of the said Thompson tract, North 60° West 12.6 poles to a white walnut, North 56° West 10.8 poles to a stake with black oak and mulberry pointers; thence North 67½° West 10.6 poles to a horn beam, North 70½ West 16.76 poles to a beech; thence leaving the Thompson line, North 6½° West 13.28 poles to a sugar tree with sycamore pointers; thence South 85° East, crossing Raccoon Branch, 17.1 poles to an ash with beach and ash pointers; thence South 64° East 13.7 poles to a stake with three hickory pointers; thence South 49° East 32.88 poles to the beginning, containing 4¾ acres, more or less.

TRACT NO. 2: BEGINNING at a black oak on a point near the foot of the bluff on the west side of Long Creek, Clay Adcock's corner; thence along the foot of said bluff, South 3½° West 5.08 poles to a sugar tree thence South 25½° West 27.6 poles to black haw and chittimwood pointers thence South 34° West 8 poles to ash and horn beam pointers; thence South 11° West 11 poles to two bush pointers; thence South 10° East 12 poles to two bush pointers; thence South 14° East 10 poles to center of Spring with ash pointer; thence South 15½° East 5.44 poles to a stone, Clay Adcock's Southeast corner in W. Z. Fontaine's north line; thence South 87¼° East passing Long Creek, the Davidson and Cheatham County line, W. Z. Fontaine and James Nickens corner at 32 poles, in all 146½ poles to the center of Raccoon Branch with Sycamore and elm blazed pointers, Caleb Hudson's southwest corner in Nelson's north line; thence down said Raccoon Branch with the meanders, North 17° East 12 poles; North 17¼° West 16 poles; North 68° West 16 poles; North 49° West 21 poles to a sycamore and beech pointers; thence North 9° West 21½ poles to a beech near the bottom of the bluff; thence with the bottom of the bluff, North 49° West 23.11 poles to a stake with hickory and white walnut pointers; thence South 41° West 10.2 poles, crossing Raccoon Branch to a stone with hickory pointer on the slope of the hill near the bottom; thence along said hillside, North 60° West 12.6 poles to a white walnut, North 56° West 10.8 poles to a stake with black oak and mulberry pointers, North 67½° West 10.6 poles; North 70½° West 16.76 poles to a beech on the point of the hill; thence South 32° West 26 poles to a stone with dogwood and ironwood pointers; thence North 64½° West, crossing Long Creek, the County line between Davidson and Cheatham County, into Cheatham County, 15.68 poles to the beginning, containing 61.4 acres, more or less.

An easement for Ingress and Egress from Coopertown Road to the Property is also transferred and conveyed.

Being the same property conveyed to Byron L. Clark and wife, Betty J. Clark and David Y. Clark, by Deed of Record in Book 4120, page 911 Register's Office for Davidson County, Tennessee. The said Byron L. Clark and Betty J. Clark having since died as stated above.

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

This is unimproved property located S. of Coopertown Road, West of Whites Creek Pike, Route 2 Coopertown Road, Joelton, TN 37080

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

Grantor does hereby covenant with Grantee that Grantor 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 himself and his representatives to warrant and forever defend the title to said land to Grantee, his heirs 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.

WITNESS my hand this 30th day of October, 2002.

David Y. Clark

David Y. Clark, as Executor of the Estate of Betty J. Clark, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Y. Clark 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 the Executor of the Estate of Betty J. Clark for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

David Y Clark
Affiant

Subscribed and sworn to before me
this 30th day of October, 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

2326057.1