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LRW

This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 11/26/02 14:57 3pgs
Fees:17.00 Taxes:0.00
20021126-0146678

EXECUTOR'S DEED

Address New Owner:
J. Michael Cowan
2923 22nd Avenue South
Nashville, TN 37215

Send Tax Bills To:
Same

Map/Parcel Number:
Map 117-6,
Parcel 22

WHEREAS, Frances Ferguson Cowan (the "Decedent") died on April 15, 2002, and Decedent's Last Will and Testament, dated February 29, 1980, was admitted to probate as File No. 02P-806 in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee (the "Will");

WHEREAS, Fred Donald Cowan, Jr. is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") in order to settle matters of the Estate in accordance with the terms of the Will; and

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor does hereby transfer and convey all of the Executor's right, title and interest in and to the Property to J. Michael Cowan.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to J. Michael Cowan, his heirs, successors and assigns, forever; and the Executor, does hereby transfer, assign, and set over J. Michael, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument on the 16 day of September, 2002.

Fred Donald Cowan, Jr., Executor
Estate of Frances Ferguson
Cowan, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Fred Donald Cowan, Jr., who upon oath acknowledged that he is the Executor of the Estate of Frances Ferguson Cowan, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing his name as Executor.

WITNESS my hand and official seal this 16 day of September, 2002.

Linda R. Koon
Notary Public

My Commission Expires: 1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (3) (D).

Affiant

Subscribed and sworn to before me this 16th day of September, 2002.

Linda R. Koon
Notary Public
My Commission Expires: 1/28/06

EXHIBIT A

Davidson County Property:

Being Lot No. 40 of Block 3 on the Map of W. V. Davidson's Hillsboro Highlands Subdivision, as of record in Book 843, page 23, Register's Office for said County. Said Lot No. 40 fronts 100 feet on the west side of 22nd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Fred Donald Cowan and wife, Frances F. Cowan, by deed from Edward E. Albietz and wife, Malinda M. Albietz, of record in Book 1514, page 504, Register's Office for Davidson County, Tennessee. The said Fred Donald Cowan predeceased Frances F. Cowan. Frances F. Cowan has since died vesting title in Fred Donald Cowan, Jr., Executor of the Estate of Frances F. Cowan, deceased.