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Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20021205-0149984

This instrument prepared by:
J. Greer Cummings, Jr.
Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600
Nashville, TN 37219

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Noel Bowen Bearden, et al. 245 E. 72nd Street, Apt. 6A New York, NY 10021	Noel Bowen Bearden, et al. 245 E. 72nd Street, Apt. 6A New York, NY 10021	Map: 72-6 Parcels: 278 and 279

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Noel Bowen Bearden, Executor of the Estate of Cawthon A. Bowen, Jr., deceased (the "Grantor"), has bargained and sold, and by these presents transfers and conveys unto (i) Noel Bowen Bearden, a two-thirds (2/3) undivided interest, and (ii) Harold Newton Lovvorn, III, a one-third (1/3) undivided interest, as tenants in common (collectively, the "Grantees"), their respective heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the year 2002, the rights of the tenant in possession, and all matters of record.

This is improved property, known as 2910-3000 Gallatin Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their respective heirs and assigns, forever.

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the Grantees, their respective heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

This Special Warranty Deed is executed and delivered by Grantor in her capacity as Executor of the Estate of Cawthon A. Bowen, Jr., deceased, and not personally or otherwise, to implement the testamentary devise of Cawthon A. Bowen, Jr., deceased, and is exempt from recordation tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 25 day of November 2002.

Noel Bowen Bearden,
Executor of the Estate of
Cawthon A. Bowen, Jr., deceased

STATE OF New York

COUNTY OF New York

Personally appeared before me, Gail P. Elliott, Notary Public, Noel Bowen Bearden, Executor of the Estate of Cawthon A. Bowen, Jr., deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2002.

Gail P. Elliott

Notary Public

GAIL P. ELLIOTT
Notary Public, State of New York
No. 08-4983157
Qualified in Bronx County
Commission Expires 3/15/06

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is None [exempt pursuant to T.C.A. § 67-4-409(a)(3)(D)].

Affiant

Subscribed and sworn to before me, this 5th day of December, 2002.

Martha B. Ryan

Notary Public

My Commission Expires: 7/26/03

EXHIBIT A

Tract 1 – Gallatin Pike

Land in Davidson County, Tennessee, being a part of Lot No. 6 in the Bransford Realty Company Subdivision of the Maxey Avenue and Gallatin Road Property of record in Plat Book 332, page 44, Register's Office for said county, and being more particularly described as follows:

> Said part of Lot 6 fronts 52 feet on the easterly side of the Gallatin Road and extends back eastwardly between parallel lines 214 feet, more or less, on the northerly margin and 218 feet and 3 inches, more or less, on the southerly margin, to an alley, measuring 51 feet on said alley.

Tract 2 – Gallatin Pike

Land in Davidson County, Tennessee, being the easterly parts of Lots No. 7 and No. 8 in the Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Plat Book 332, page 44, Register's Office for said county, and being more particularly described as follows:

> Said parts of said lots adjoin and front together 104 feet on the easterly side of the Gallatin Road, as now widened, and run back between lines, 205 feet 6 inches more or less on the north line of Lot No. 8 and 214 feet more or less on the south line of Lot No. 7, to an alley on which they measure 102 feet.

Being the same property conveyed to Cawthon A. Bowen, Jr. by quitclaim deed from Noel & Company, Inc., of record in Book 5693, page 272, Register's Office for Davidson County, Tennessee, the said Cawthon A. Bowen, Jr. having since died.