18A
S.H.

Davidson County DEEDWARR
Recvd: 02/19/03 15:30 3pgs
Fees:17.00 Taxes:0.00
20030219-0022156

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

Address New Owner(s)	Send Tax Bills To:	Parcel IDNumber(s)
Marjorie M. Cronin 8300 Sawyer Brown Road Unit R 305 Nashville, TN 37221	Same	142050B10000CO

EXECUTOR'S SPECIAL WARRANTY DEED

WHEREAS, Virginia B. Moughon died testate on May 20, 2002, leaving a Last Will and Testament dated July 19, 1989 with Codicil thereto dated June 25, 1996, which has been probated and is properly recorded in Will Vol. No. 4038\744947 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Elizabeth M. Clements and Marjorie M. Cronin are the duly qualified and acting Co-Executors of the Estate of Virginia B. Moughon; and

WHEREAS, Virginia B. Moughon owned 75% of the real property described below (the "Property"); and

WHEREAS, Marjorie M. Cronin is a beneficiary of the estate of Virginia B. Moughon and is entitled to the sole ownership of the Property pursuant to a specific bequest in the Codicil; 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 them as Co-Executors under the Last Will and Testament of Virginia B. Moughon, deceased, Elizabeth M. Clements and Marjorie M. Cronin, as Co-Executors of the Will, and not further or otherwise, ("Grantor") do hereby bargain and sell, and by these presents transfer and convey unto Marjorie M. Cronin, individually, her heirs and assigns ("Grantee"), all of Virginia B. Moughon's interest in and to the certain tract or parcel of land located in the Davidson County, Tennessee, described as follows:

Unit No. R-305, together with the Carport designated No. R-305-C, in River Plantation, Section Three, a condominium, a Horizontal Property regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76, and 77 of the Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Virginia B. Moughon by Deed of Record in Book 8042, page 955 Register's Office for Davidson County, Tennessee. A portion of said property being previously conveyed to Marjorie M. Cronin by Deed of Record in Book 11743, page 777 Register's Office for 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 known as R-305, 8300 Sawyer Brown Road, Nashville, TN 37221.

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

Grantor does hereby covenant with Grantee that Grantor, as executors of the Estate of Virginia B. Moughon 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 itself and its representatives to warrant and forever defend the title to said land to Grantee, her 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 our hands this 30th day of Jan., 2003.

Elizabeth M. Clements

Elizabeth M. Clements, as Co-Executor of the Estate of Virginia B. Moughon

Marjorie M. Cronin

Marjorie M. Cronin, as Co-Executor of the Estate of Virginia B. Moughon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

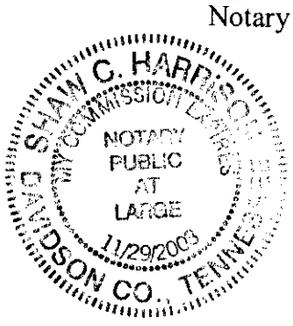
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth M. Clements and Marjorie M. Cronin the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as the Co-Executors of the Estate of Virginia B. Moughon for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2003.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-29-03



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

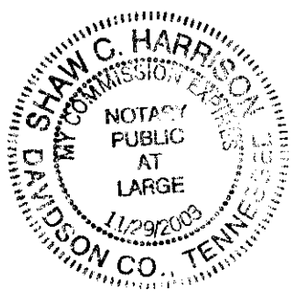
Marjorie M. Cronin
Marjorie M. Cronin

Subscribed and sworn to before me
this 30th day of January, 2003.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-29-03



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