PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Return to D-0158

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

W & I Ref:(ST) Title No: 44291
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/17/03 15:03 7pgs
Fees:38.00 Taxes:673.40

20030317-0035336

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deirdre Kerr Anthony Kerr 3611 Rainbow Place Nashville, Tennessee 37204	Same

TAX MAP-PARCEL NUMBERS: 118-14-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elise P Alexander and Josephine P McNutt, as Heirs at Law of Virginia P. Bivin, as evidenced by Exhibit "A" attached**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deirdre Kerr and spouse, Anthony Kerr** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the South 73 feet 6 inches front and 61.75 feet rear of Lot No. 27 and the north 39 feet front and 31.75 feet rear of Lot No. 28 on the Map of Marengo Park, Section "C" as of record in Book 1130, page 21, Register's Office for said County. Said parts of said Lots Nos. 27 and 28 adjoin and front together 112.5 feet on the westerly side of The Rainbow Road and run back between lines 201 feet more or less on the northerly line of part of Lot No. 27 and 208 feet more or less on the southerly line of part of Lot No. 28 to a dead line in the rear on which they measure 93.5 feet.

Being the same property conveyed to James E. Bivin and wife, Virginia P. Bivin by deed from Mary E. Risen Norwood and husband, Frances W. Norwood of record in Book 2197, Page 149, said Register's Office. The said James E. Bivin and wife, Virginia P. Bivin have since died with James E. Bivin predeceasing Virginia P. Bivin. The Petitioin for Administration for the Estate of Virginia P. Bivin, Docket No. 02P-2085, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, establishes Elise P. Alexander and Josephine P. McNutt as the heirs at Law of Virginia P. Bivin. Said Petition for Administration is recorded prior hereto and simultaneously herewith.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 21, said Register's Office, which Plan shows a 65 foot minimum building setback line from Rainbow Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 3611 Rainbow Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3 day of March 2003.

Elise P. Alexander
Elise P Alexander

Josephine P McNutt

State of Missouri
County of Boone

On this Elise Alexander, before me the undersigned authority, personally appeared Elise P Alexander, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3-28-04

Leah S Naeger
Notary

LEAH S. NAEGER NOTARY SEAL NOTARY PUBLIC STATE OF MISSOURI

LEAH S. NAEGER
NOTARY PUBLIC-STATE OF MISSOURI
COUNTY OF BOONE
MY COMMISSION EXPIRES 3-28-04

State of ~~GA~~ TN
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $182,000.00

Katrina Lewis
Affiant

Sworn and subscribed before me this the 3 day of March, 2003

Amanda Dodson
Notary Public

My Commission Expires: 1/29/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3 day of March 2003.

Elise P Alexander

Josephine P McNutt

State of Florida
County of Broward

On this March 3, 2003, before me the undersigned authority, personally appeared Josephine P. McNutt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

LYNN WILLIAMSON
MY COMMISSION # CC 986694
EXPIRES: December 7, 2004
Bonded Thru Notary Public Underwriters

Notary

State of _____
County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $182,000.00

Affiant

Sworn and subscribed before me this the _____ day of _____, 2003

Notary Public

My Commission Expires: _____

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
2002 DEC 17 PM 12:58
RICHARD R. ROOKER, CLERK
BY ..... D.C.

IN RE:) No. 02P-2095

ESTATE OF VIRGINIA P. BIVIN)

PETITION FOR ADMINISTRATION

1. Petitioner, Elise P. Alexander, hereby makes application to administer on the estate of decedent who died intestate. Petitioner resides at 2606 Summit Road, Columbia, Missouri, 65203. Decedent is not survived by a spouse, parents or any issue. Petitioner is the sister of decedent and has served as Conservator of the decedent for over twenty years (see Virginia P. Bivin, Incapacitated Adult, Docket No. 71474). Petitioner is an issue of the decedent's grandparents and can be appointed by this Court to serve as a nonresident fiduciary under the provisions of T.C.A. §35-50-107(a)(2)(B). Co-Petitioner, Josephine P. McNutt, is the half-sister of decedent and hereby joins in this Petition requesting that Elise P. Alexander be appointed as Administrator. Petitioner Josephine P. McNutt resides at 1555 Princeton Drive, Corsicana, Texas, 75110.

2. The decedent, Virginia P. Bivin, died at Lakeshore-Wedgewood Nursing Facility in Nashville, Davidson County, Tennessee, on December 9, 2002, a resident of said county, at the age of eighty (80) years, without leaving a Last Will and Testament.

3. The Co-Petitioners are the sole heirs at law and residuary distributees of the intestate estate of decedent. Under the provisions of T.C.A. §30-1-201 (a)(1)(C) and T.C.A. §35-50-107(c), the Co-Petitioners have joined in this Petition requesting that Elise P. Alexander be appointed as Administrator and be authorized to serve in such capacity without giving bond and their signatures below evidence their consent in writing to the personal representative serving without bond. Co-Petitioners also hereby excuse the personal representative from the requirement of making and filing an inventory or accounting of the estate with the Court, pursuant to the provisions of T.C.A. §30-2-301(a) and T.C.A. §30-2-601(a)(2), and request that this Court authorize the Administrator to serve without an inventory or accounting.

4. The deceased left a probate estate to be administered that is estimated to be valued at under $500,000. As all of the beneficiaries of the estate have consented in writing to the personal representative's serving without bond, the exact value of the estate is not included in this petition.

5. Petitioner Elise P. Alexander has served as Conservator for the decedent for many years and is familiar with all of the known personal papers and documents of the decedent. The Petitioners are not aware of any document signed by the decedent as the decedent's Last Will and Testament.

6. The following constitute the heirs at law and next of kin of the deceased:

Name	Age	Relationship	Address
Elise P. Alexander	Adult	Sister	2606 Summit Road, Columbia, Missouri, 65203
Josephine P. McNutt	Adult	Half-sister	1555 Princeton Drive, Corsicana, Texas, 75110

There is no surviving spouse, for the decedent was widowed at the time of death, and there are no issue.

7. The Co-Petitioners are decedent's sole next of kin/heirs at law and therefore there are no other persons who need to be provided notice of this hearing.

PREMISES CONSIDERED, PETITIONER REQUESTS:

1. That Petitioner Elise P. Alexander be appointed as the Administrator of the estate of Virginia P. Bivin.

2. That Letters of Administration issue without bond, inventory or accountings.

Elise P. Alexander, Co-Petitioner

Josephine P. McNutt, Co-Petitioner

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Elise P. Alexander, Petitioner herein, makes oath that the statements contained in the foregoing Petition are true to the best of her knowledge, information and belief.

Elise P. Alexander, Petitioner

Subscribed and sworn to before me this 17 day of December, 2002.

My Commission expires: July 26, 2003

NOTARY PUBLIC

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Josephine P. McNutt, Petitioner herein, makes oath that the statements contained in the foregoing Petition are true to the best of her knowledge, information and belief.

Josephine P. McNutt, Petitioner

Subscribed and sworn to before me this 17 day of December, 2002.

My Commission expires: July 26, 2003

NOTARY PUBLIC

This instrument was prepared by:

Anne D. Waters, Esq.
Tennessee Supreme Court Reg. No. 16943
109 Westpark Drive, Suite 430
Brentwood, TN 37027-5032
615-373-3771
615-377-4915 (fax)

RICHARD R. ROOKER CIRCUIT COURT CLERK

I certify that this is a true copy of the original instrument filed in my office this 17th day of Dec 20 02

RICHARD R. ROOKER, CLERK

By: Deputy Clerk

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
2002 DEC 17 PM 12:58
RICHARD R. ROOKER, CLERK
D.C.

IN RE:)

ESTATE OF VIRGINIA P. BIVIN) No. 02P-2085

WAIVERS OF INVENTORY AND ACCOUNTING

The undersigned, Elise Pritchett Alexander and Josephine Pritchett McNutt, being the sole residuary distributees of the intestate estate of Virginia P. Bivin, do hereby excuse the personal representative of the Estate from the requirement of making and filing an inventory or accounting of the Estate with the Court, pursuant to the provisions of T.C.A. §30-2-301(a) and T.C.A. §30-2-601(a)(2).

Executed this 17th day of December, 2002.

Elise Pritchett Alexander
Elise Pritchett Alexander

Josephine Pritchett McNutt
Josephine Pritchett McNutt