18A
S.H.

Davidson County DEEDWARR
Recvd: 03/26/03 10:25 3pgs
Fees:17.00 Taxes:0.00
20030326-0039608

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)
Donald L. Jackson 74 Concord Park West Nashville, TN 37205	Same	116080C07400CO

EXECUTOR'S SPECIAL WARRANTY DEED

WHEREAS, P.V. Jackson, Jr. died testate on June 6, 2002, leaving a Last Will and Testament dated July 2, 1998 with Codicil thereto dated December 9, 1998, which has been probated and is properly recorded in Will Vol. No. 4285\790602 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Donald L. Jackson is the duly qualified and acting Executor of the Estate of P.V. Jackson, Jr.; and

WHEREAS, P.V. Jackson, Jr. owned 100% of the real property described below at the time of his death (the "Property"); and

WHEREAS, Donald L. Jackson is a beneficiary of the estate of P.V. Jackson, Jr. and is entitled to the sole ownership of the Property pursuant to a specific devise in the Will: 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 P.V. Jackson, Jr., deceased, Donald L. Jackson, as Executor of the Will, and not further or otherwise, ("Grantor") does hereby bargain and sell, and by these presents transfers and conveys unto Donald L. Jackson, individually, his heirs and assigns ("Grantee"), all of P.V. Jackson Jr.'s interest in and to the certain tract or parcel of land located in the Davidson County, Tennessee, described as follows:

BEING Lot No. 74 on the Plan of Sugartree, Phase #2, Revision #2, of record in Book 4860, pages 79 and 80, said Register's Office, as amended as to floor areas and lot coverages in Book 5084, page 960, in Book 5152, page 401, in Book 5191, page 412, in Book 5238, page 93, and in Book 5259, page 833, said Register's Office, together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions affecting said lot.

SAID Lot No. 74 fronts 65.0 feet on the northerly margin of Concord Park West and extends back between parallel lines 100.0 feet to a line in the rear.

Being the same property conveyed to P.V. Jackson, Jr. by deed of record in Book 6730, page 713, Register's Office of 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 74 Concord Park West, Nashville, TN 37205.

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, as Executor of the Estate of P.V. Jackson, Jr. 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 Grantor and Grantor's 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 6th day of March, 2003.

Donald Jackson, Executor

Donald L. Jackson, as Executor of the Estate of
P.V. Jackson, Jr.

BEVERLY L. BORCHERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Donald L. Jackson, Jr. 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 P.V. Jackson, Jr. for the purposes therein contained.

WITNESS my hand, at office, this 6th day of March, 2003.

Beverly L. Borchert
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
ON 11/27/04

BEVERLY L. BORCHERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Donald L. Jackson
Donald L. Jackson

Subscribed and sworn to before me
this 6th day of March, 2003.

Beverly L. Borchert
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
ON 11/27/04

BEVERLY L. BORCHERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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