Davidson County DEEDWARR
Recvd: 06/16/03 14:28 3pgs
Fees:17.00 Taxes:0.00

20030616-0082581

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)
Mary N. Wade 1645 Old Hillsboro Road Franklin, TN 37069	Same	Parcel Identification Number 09305404200

EXECUTOR'S SPECIAL WARRANTY DEED

WHEREAS, Willie J. Buntin died testate on October 18, 2001, leaving a Last Will and Testament dated December 16, 1991, which has been probated and is properly recorded in Will Book 2372, page 434922, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Mary N. Wade is the duly qualified and acting Executor of the Estate of Willie J. Buntin; and

WHEREAS, Willie J. Buntin owned an undivided 50% interest in the real property described below; and

WHEREAS, Paragraph 5 of the Will of the said Willie J. Buntin directs that her residuary estate, the property described herein being a part of said residuary estate, be distributed to her niece, Mary N. Wade; 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 her as Executor under the Last Will and Testament of Willie J. Buntin, deceased, Mary N. Wade, as Executor of the Will, and not further or otherwise, ("Grantor") does hereby bargain and sell, and by these presents transfer and convey unto Mary N. Wade, her respective heirs and assigns ("Grantee"), the certain tract or parcel of land located in Davidson County, Tennessee being described as follows:

Part of Lot 165 on the original plan of Nashville not of record beginning at the southwest corner of 8th Avenue North formerly Spruce Street, as widened, and the first alley north of Broad Street; running thence with the westerly margin of said Avenue as widened southerly 60 feet to the northeast corner of a part of said lot owned by Leickhardt, formerly owned by McLaughlin; thence westerly with said Leickhardt's northerly line 82.33 feet to the easterly line of a part of said lot owned by the book agents of the M.E. Church, south formerly owned by Daniel Hillman; thence with said line northerly 60 feet to the southerly margin of said alley; thence with the southerly margin of said alley easterly 81.98 feet to the beginning. This is the same property conveyed to Katherine Burch Warner by deed recorded in Book 185, page 221, R.O.D.C., Tenn., before the widening of Eighth Avenue.

Being the same property conveyed to D. V. Johnson by American Trust Co., Executor of the Estate of Katherine Burch Warner, by Deed of Record in Book 848, page 329 Register's Office for Davidson County, Tennessee. D. V. Johnson having since died leaving a Last Will and Testament dated July 28, 1949 recorded in Will Book 100, page 60 of the Davidson County, Tennessee Probate Records. Said Will left this property equally to D. V. Johnson's daughters, Lucille Johnson Nelson and Willie Johnson Buntin. Willie Johnson Buntin having since died.

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

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 executor of the Estate of Willie J. Buntin 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 herself and her 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 my hand this 16 day of June, 2003.

Mary N. Wade, Executor

Mary N. Wade, as Executor of the Estate of Willie J. Buntin

STATE OF TENNESSEE)
COUNTY OF Davidson)

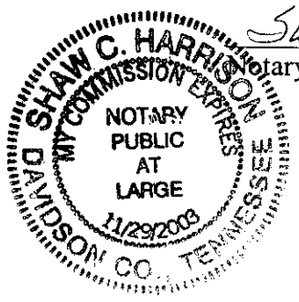
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mary N. Wade the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Executor of the Estate of Willie J. Buntin for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 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-.

Mary N. Wade
Affiant

Subscribed and sworn to before me
this 16th day of June, 2003.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-29-03

