Return to:

Prepared by Randle S. Davis, Lassiter, Tidwell & Hildebrand, PLLC, 150 Fourth Ave No, #1850, Nashville, Tennessee 37219.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
The Gordon Weaver Marital Trust	c/o Frank Batson, Trustee	Map 108-8
3210 Cedar Ridge Drive	120 Donelson Pike	Parcel 215
Nashville, TN 37214	Nashville, TN 37214	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, Frank Batson, as Executor of the Estate of Harold Gordon Weaver, Sr. (hereinafter referred to as GRANTOR), which is currently being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 01P239, does hereby grant, transfer, and convey unto Frank Batson, as Trustee of The Gordon Weaver Marital Trust,(created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated 07/20/99, and recorded in Volume 1695, Page 310634 of the Minutes of said Court)(hereinafter referred to as GRANTEE), his successors and assigns, all of Grantor's right, title and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

> Being Lot No. 196B of Zone Lot Division of Lot 196, Section 2, Larchwood Subdivision of record in Plat Book 5800, page 258, amending Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gordon Weaver and wife, Gracie Marie Weaver (Gordon Weaver and Gracie Marie Weaver being now deceased), by Deed from Lawrence Lee Lovell and wife, Brenda G. Lovell of record in Book 7347, Page 387, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.
>
> This conveyance is subject to Restrictive Covenants of record in Book 6121, page 24, Register's Office for said County.

This is improved property known as 3210 Cedar Ridge Drive, Nashville, Tennessee 37214.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered (except for 2003 property taxes, not yet due). GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under GRANTOR.

Davidson County DEEDWARR
Recvd: 08/05/03 12:57 2pgs
Fees:12.00 Taxes:0.00
20030805-0110904

Witness my hand this 16th day of July 2003.

Frank Batson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, DEBRA ROBERTSON, a Notary Public in and for said County and State, personally appeared Frank Batson, as Executor for the Estate of Harold Gordon Weaver, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Debra Robertson
NOTARY PUBLIC

DEBRA ROBERTSON Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: 7/29/06

{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409} 30

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00.

By:
Frank Batson, Trustee of
The Gordon Weaver Marital Trust

Sworn to and subscribed before me this 16th day of July 2003.

Debra Robertson
NOTARY PUBLIC

DEBRA ROBERTSON Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: 7/29/06