3MB
B135
A.ML

PICK-UP

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

Davidson County DEEDWARR
Recvd: 08/12/03 15:36 3pgs
Fees:17.00 Taxes:0.00

20030812-0115528

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lavada Dee Caroland 301 Westview Avenue Nashville, TN 37205	Same	Map 132-9 Parcel 122

WHEREAS, Valley T. Waters (also known as Vallie T. Waters) died testate on February 6, 2000, leaving a Last Will and Testament dated March 18, 1996, which has been probated and is properly recorded as part of case number 00P-443 in the Office of the Probate Court Clerk (7th Circuit Court) for Davidson County, Tennessee; and

WHEREAS, the Will appoints Lavada Dee Caroland and Glenn Waters, Jr. as Co-Executors, and they are the duly qualified and acting Co-Executors of the Estate; and

WHEREAS, Valley T. Waters owned certain real properties at the time of her death; and

WHEREAS, paragraph C of ARTICLE I of the said Will vests title in all real property owned by Valley T. Waters at the time of her death in the Co-Executors to be administered and distributed pursuant to the Will;

WHEREAS, the Co-Executors have determined that pursuant to the powers vested in the Executor and the terms of the decedent' s will, title to the said real properties should be vested in the transferee identified below;

WHEREAS, pursuant to Section 67-4-409(3)(F), there is no recordation tax levied on the transfer of any real estate where such is a deed executed by an executor to implement a testamentary device;

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Lavada Dee Caroland and Glenn Waters, Jr. as Co-Executors of the estate of Valley T. Waters, and not further or otherwise, do hereby bargain and sell, and by these presents transfer and convey unto LAVADA DEE CAROLAND ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being parts of Lots Nos. 5, 6 and 7 on the Map of Oakhill Subdivision Subdivision No. 1; as of record in Book 547, page 49, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Battery Road at the common corner of Lots 4 and 5; thence in a southerly direction with the dividing line between Lots Nos. 4 and 5, 750 feet to a point, the southwest corner of lot No. 5; thence south 84° east 138 feet to a point; thence approximately south 2-1/2° west 82 feet to a point; thence south 87° east 462 feet to a point, the southeast corner of Lot No. 7; thence north with the dividing line between Lots Nos. 7 and 8, 506.9 feet to a point; thence westerly, in a line parallel with the southerly margin of Battery Road, 450 feet to a point; thence northerly, in a line parallel with the dividing line between Lots Nos. 7 and 8, 390 feet to a point in the southerly margin of Battery Road; thence in a westerly direction, with said margin of Battery Road, with a curve, 156 feet to the point of the beginning.

Being the same property conveyed to Valley T. Waters, by Deed of Record in Book 4762, page 982, Register's Office for Davidson County, Tennessee..

This is improved property known as 931 Battery Lane, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Easements, or claims of easements, not shown by the public records.

2. 2002 Taxes, a lien, but not yet due and payable.

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

Grantors covenant and bind themselves and their 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 Grantors (other than claims arising out of the matters set forth above).

WITNESS our hand this 6th day of Nov., 2002.

Lavada Dee Caroland

LAVADA DEE CAROLAND, as Co-Executor of the Estate of Valley T. Waters, and not further or otherwise

Glenn Waters Jr.

GLENN WATERS, JR., as Co-Executor of the Estate of Valley T. Waters, and not further or otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Delores Richardson, a Notary Public, LAVADA DEE CAROLAND, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of Nov, 2002.

Delores Richardson
Notary Public

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/24/2005

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Beverly Walsh Gobbell, a Notary Public, GLENN WATERS, JR., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of September, 2002.

Beverly Walsh-Gobbell
Notary Public

BEVERLY WALSH GOBBELL NOTARY PUBLIC AT LARGE CO. TN.

My Commission Expires: 3/17/04

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ - 0 - .

Janet C. Hosh agent
Affiant

Sworn to and subscribed before me this 6th day of Nov, 2002.

Delores Richardson
Notary Public

My Commission Expires: 9/24/2005

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.