Davidson County DOT
Recvd: 08/12/03 15:37 4pgs
Fees:22.00 Taxes:0.00
20030812-0115529

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

PICK-UP

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Glenn E. Waters, Jr. 1609 Otter Creek Road Nashville, TN 37215	Same	Map 132-13 Parcels 5.01, 10 and 93

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 GLENN E. WATERS, JR. ("Grantee"), his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 925 Waterswood Drive, Nashville, Tennessee and unimproved property known as Waterswood Drive, 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, his heirs and assigns, forever.

Grantors covenant and bind themselves and their 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 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

My Commission Expires: 9/24/2005

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Beverly Walsh-Gobbell 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

My Commission Expires: 3/17/2004

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

James C. Hosch, agent
Affiant

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

Delores Richardson
Notary Public

My Commission Expires: 9/24/2005

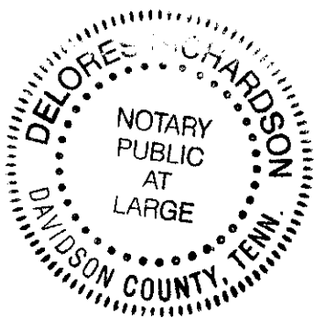


EXHIBIT A

Tract 1

Being Lot No. 7 on the Plan of Waterswood Acres, as of record in Book 3300, page 92, and a parcel of land adjoining said lot on the westerly side, shown as part of Lot No. 4 on the Plan of Oakhill Subdivision No. 1, as of record in Book 547, page 49, Register's Office for said County, described together as follows:

BEGINNING at a point in the western boundary line of said Waterswood Acres, which point is 544.0 feet, more or less, southerly from the southerly margin of Batter Lane; thence westerly 99.5 feet to a point; thence southerly 203 feet; thence south 82° 21' east 238.06 feet; thence south 4° 23' west 82.02 feet; thence south 87° 00' east 88.85 feet to the common rear corner of Lots Nos. 7 and 8, said Waterswood Acres; thence with the line between said two lots northerly 244.25 feet to a point in the southerly margin of Waterswood Drive; thence with said margin westerly 229.37 feet; thence northerly 50.0 feet to the point of beginning.

Being the same property conveyed to Valley T. Waters, by Deed of Record in Book 4770, page 352, Register's Office for Davidson County, Tennessee.

Tract 2

Being the southerly part of the easterly part of lot No. 4 on the Plan of Oakhill Subdivision, No. 1, as of record in book 547, page 49, Register's Office for said County, described according to a survey made by William Collier Parrish Associates, Civil Engineers, September 5, 1963, as follows:

Beginning at an iron stake in the line between lots Nos. 4 and 5 on said plan, being also in the western boundary line of the Waterwood Acres Subdivision, of record in book 3300, page 92, said Register's Office, said point being 451.3 feet southerly from the southerly margin of Battery Lane as shown on said plan; thence with the line between said lots Nos. 4 and 5 and western boundary line of said Waterwood Acres Subdivision southwardly 299.7 feet to an iron stake in the southern boundary line of said Oakhill Subdivision; thence with same westwardly 100 feet to an iron stake; thence northwardly 293.7 feet to an iron stake, 432.3 feet southerly from the southerly margin of said Battery Lane; thence eastwardly 99.2 feet to the beginning.

Being the same property conveyed to Valley T. Waters, by Deed of Record in Book 4762, page 984, Register's Office for Davidson County, Tennessee.

Tract 3

Being 0.2 acres and part of Lot No. 4 on the Plan of Oakhill Subdivision, No. 1, as of record in book 547, page 49, Register's Office for said County.

Being the same property conveyed to Valley T. Waters, by Deed of Record in Book 4762, page 981, and Book 4762, page 984, Register's Office for Davidson County, Tennessee.