Davidson County DEEDWARR
Recvd: 08/19/03 11:58 5pgs
Fees:27.00 Taxes:0.00

20030819-0120001

#2286296.1 7/1/02
THIS INSTRUMENT PREPARED BY:(JCG)
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
STEVEN COBLE AS TRUSTEE FOR **STEVEN DEREK COBLE** under the Last Will and Testament of Valley T. Waters, STEVEN COBLE AS TRUSTEE FOR **TRENTON MURRAY COBLE** under the Last Will and Testament of Valley T. Waters, STEVEN COBLE AS TRUSTEE FOR **JACKSON ENGLISH COBLE** under the Last Will and Testament of Valley T. Waters, GLENN E. WATERS, III AS TRUSTEE FOR **CORA J. WATERS** under the Last Will and Testament of Valley T. Waters, AND GLENN E. WATERS, III AS TRUSTEE FOR **KARAH A. WATERS** under the Last Will and Testament of Valley T. Waters c/o Steven Coble 251 Collier Avenue Nashville, TN 37211	Same	Map 132-13 Parcel 6

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;

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 each of STEVEN COBLE AS TRUSTEE FOR STEVEN DEREK COBLE under the Last Will and Testament of Valley T. Waters, STEVEN COBLE AS TRUSTEE FOR TRENTON MURRAY COBLE under the Last Will and Testament of Valley T. Waters, STEVEN COBLE AS TRUSTEE FOR JACKSON ENGLISH COBLE under the Last Will and Testament of Valley T. Waters, GLENN E. WATERS, III AS TRUSTEE FOR CORA J. WATERS under the Last Will and Testament of Valley T. Waters, AND GLENN E. WATERS, III AS TRUSTEE FOR KARAH A. WATERS under the Last Will and Testament of Valley T. Waters ("Grantees"), their heirs and assigns, a one-fifth (1/5) undivided interest as Tenants in Common a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 5 on the Plan of Waterswood Acres of record in Book 3300, page 92, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Waterswood Drive, same being the common corner of Lots Nos. 4 and 5 in said subdivision; thence northwardly with the line between said Lots Nos. 4 and 5, 203.4 feet to a point; thence north 38° 03' west 36.2 feet to a monument; thence north 4° 16' east 54.5 feet to a point, the southeast corner of Lot No. 6 in said subdivision; thence westwardly with the line between said Lots Nos. 5 and 6, 152.03 feet to a point in the west line of said subdivision; thence with the west line of said subdivision south 4° 10' west 253.75 feet to a monument in the north margin of Waterswood Drive; thence eastwardly with the north margin of said Waterswood Drive 185.75 feet to a point of beginning.

Being the same property conveyed to Valley T. Waters, by Deed of Record in Book 4770, page 350, Register's Office for Davidson County, Tennessee..

This is unimproved property known as 922 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 Grantees, their heirs and assigns, forever.

Grantors covenant and bind themselves and their representatives to warrant and forever defend the title to said land to Grantees, their 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-Gabbell, 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-Gabbell

Notary Public

BEVERLY WALSH-GABBELL NOTARY PUBLIC AT LARGE WILLIAMSON 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- .

James C. Hooks
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.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Plan of Waterswood Acres of record in Book 3300, page 92, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Waterswood Drive, same being the common corner of Lots Nos. 4 and 5 in said subdivision; thence northwardly with the line between said Lots Nos. 4 and 5, 203.4 feet to a point; thence north 38° 03' west 36.2 feet to a monument; thence north 4° 16' east 54.5 feet to a point, the southeast corner of Lot No. 6 in said subdivision; thence westwardly with the line between said Lots Nos. 5 and 6, 152.03 feet to a point in the west line of said subdivision; thence with the west line of said subdivision south 4° 10' west 253.75 feet to a monument in the north margin of Waterswood Drive; thence eastwardly with the north margin of said Waterswood Drive 185.75 feet to a point of beginning.

Being property conveyed to Glenn E. Waters and wife, Valley T. Waters, by deed from Jack Ames and wife, of record in Book 2200, page 147, said Register's Office.

The parties to this instrument have heretofore owned the above described land as tenants by the entirety and it is the intent and desire of the Grantor herein to vest fee simple title in the Grantee herein by this conveyance pursuant to section 64-110 of the Tennessee Code Annotated.