This Instrument Prepared By:
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Nashville, TN 37201

PICK-UP

Davidson County DEEDWARR
Recvd: 09/09/03 15:43 3pgs
Fees:17.00 Taxes:0.00
20030909-0131581

EXECUTOR'S DEED

Grantor:	**Lincoln E. Lakoff, Executor of Estate of Lincoln L. Lakoff, Deceased**
Grantee:	**Jacqueline P. Lakoff**
County:	**Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Jacqueline P. Lakoff 4315 Sneed Road Nashville, TN 37215	**Map and Parcel No. (s):** 105-02 026800

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this Executor's Deed for recording pursuant to TCA §67-4-409(a)(3)(D), which exempts this conveyance from transfer tax.

Lincoln E. Lakoff
Executor of Estate of
Lincoln L. Lakoff, Deceased

Subscribed and sworn to before me, this 8 day of September, 2003.

Notary Public

My Commission Expires 09/28/06

JAMES S. BYRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN seal

THIS EXECUTOR'S DEED is executed on this 8th day of September, 2003, by the grantor hereunder, Lincoln E. Lakoff, who is the Executor of Estate of Lincoln L. Lakoff, Deceased ("Grantor").

R E C I T A L S:

WHEREAS, Lincoln L. Lakoff ("Decedent") died on May 17, 2002;

WHEREAS, at the time of Decedent's death, Decedent owned the real property described in the attached Exhibit A;

WHEREAS, Grantor is the duly qualified personal representative ("Executor") of the Estate of Lincoln L. Lakoff, Deceased, which estate was opened on the 4th day

of June, 2002, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, at which time Decedent's last will was admitted to probate (Case No. 02P944) and is lodged in with the Clerk of the Court as Instrument No. 4089/754202;

WHEREAS, the debts and taxes imposed upon Decedent's estate, and the expenses of administration, have been either paid or adequate provision therefor made by Grantor;

WHEREAS, Article IV of Decedent's will establishes a trust to be funded with property of a value equal to the death tax exemption;

WHEREAS, Article VI of Decedent's will names Decedent's surviving spouse, **Jacqueline P. Lakoff,** as the sole beneficiary of Decedent's residuary estate;

WHEREAS, Grantor, as the Executor of Decedent's estate, has discretion to fund the bequests under Articles V and VI of Decedent's will with real and personal property of Grantor's choosing; and

WHEREAS, Grantor has decided to fund the residuary bequest under Article VI, in part, with the real property described in Exhibit A (the "Property").

NOW, THEREFORE, IN CONSIDERATION of the premises, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and to fulfill Decedent's bequest to **Jacqueline P. Lakoff**, Grantor has this day bargained and sold, and does hereby transfer and convey unto **Jacqueline P. Lakoff**, the grantee herein ("Grantee"), all of Grantor's right, title and interest in and to the Property.

TO HAVE AND TO HOLD the Property with appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns forever. Grantor has made this conveyance in Grantor's capacity as Executor and personal representative of Decedent's estate only, and not individually, and Grantor makes no covenants or warranties hereunder, express or implied, with the exception that Grantor warrants that it has not conveyed the Property or any interest therein to any other party. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor transfers and conveys to Grantee all of Grantor's right and benefit that Grantor may possess under any and all covenants and warranties set out in any prior deed conveying the Property to Decedent.

IN WITNESS WHEREOF, Grantor has executed this Executor's Deed on the day and year first above written.

Lincoln E. Lakoff
Executor of Estate of
Lincoln L. Lakoff, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Lincoln E. Lakoff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Personal Representative (Executor) of the **Estate of Lincoln L. Lakoff, Deceased**, the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 2003.

James S. Byram
Notary Public

My Commission Expires 09/28/06.

seal

JAMES S. BYRAM NOTARY PUBLIC AT LARGE DAVIDSON

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 10 in Bass Second Edition to Nashville, as of Record in Plan Book No. 21, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts fifty (50) feet on the east side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines one hundred sixty-five (165) feet to an alley, fifteen (15) feet wide.

Being the same property conveyed to Lincoln L. Lakoff from Sarah F. Poynor, by deed of record in Book 7453, page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as 918 Eighth Avenue South, Nashville, Tennessee

The legal description above was taken from the deed by which the Property was conveyed to Decedent. The Property was not surveyed at the time of this conveyance and no title search was performed.

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