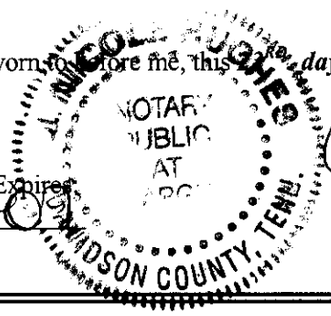
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ***$125,000.00.***

Subscribed and sworn to before me, this 24th *day of SEPTEMBER, 2003*



My Commission Expires: 1-27-07

Affiant

Notary Public

N12512

Special Warranty Deed

Davidson County DEEDWARR
Recvd: 09/25/03 10:53 2pgs
Fees:13.00 Taxes:462.50

20030925-0142188

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
15 Century Boulevard, Ste. 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Robin Gipson and wife, Rita Gipson		NAME: Robin Gipson	
STREET ADDRESS: 124 Stewarts Ferry Pike		STREET ADDRESS: 124 Stewarts Ferry Pike	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37214		ZIP CODE: 37214	
MAP & PARCEL NO.: 96-02-0-47			

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ***The Estate of Ruth Kaplan, Donald E. Babcock, as Executor, with a reservation of life estate in favor of Victor W. Robertson***

Hereinafter called Grantors have bargained and sold, and by these presents do hereby transfer and convey unto ***Robin Gipson and wife, Rita Gipson***

Hereinafter called grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in ***Davidson*** County, State of ***Tennessee***, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 45, on the Plan of Section One, Clover Bottom Subdivision, as shown by plat of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Milton Kaplan and wife, Mildred P. Kaplan by Warranty Deed from Lowell Walker and wife, Dorothy Wilson Walker, dated 02/26/1951, recorded 02/27/1951, in Book 1942, Page 262, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Milton B. Kaplan by Quitclaim Deed from Mildred Peck Kaplan, dated 12/23/1958, recorded 04/24/1959, in Book 2902, Page 488, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Aaron Kaplan, known as Art E. Kaplan and Ruth Kaplan; Brother and Sister, by Last Will and Testament of Milton B. Kaplan, dated 01/18/1971, filed 08/14/1989, in Book 7907, Page 294, in the Probate Court of Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Donald E. Babcock, as Executor of the Estate of Ruth Kaplan, with a reservation of life estate in favor of Victor W. Robertson, by Last Will and Testament of Ruth Kaplan, dated 06/13/2002, filed 12/10/2002, in Will Book 4995, Page 959763, in the Probate-

Seventh Circuit Court for Davidson County, Tennessee, also recorded as Instrument No. 200302070017468, in the Register's Office for Davidson County, Tennessee.

Map & Parcel # 96-02-0-47

THIS IS IMPROVED PROPERTY KNOWN AS: ***124 Stewarts Ferry Pike, Nashville, TN 37214***

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said grantee, his/her heirs and assigns, forever; and we do covenant with the said grantee that we lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever, *but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by grantors herein and does not extend to any previous time thereto.* Wherever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of August, 2003.

Donald E. Babcock, as Executor

Victor W. Robertson

STATEOF NEW YORK } ss

COUNTY OF Onondaga

On this the 29th day of August, 2003, before me, the undersigned Notary Public, personally appeared **Donald E. Babcock, Executor,** known to me (or satisfaetorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARILYN A. BUSH NOTARY PUBLIC STATE OF NEW YORK

Notary Public

My commission expires 6/6/06

MARILYN A. BUSH
Notary Public, State of New York
Qual. in Onon. Co., No. 01BU5028843
My Commission Expires June 6, 20 06

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 10th day of September, 2003, before me personally appeared ***Victor W. Robertson*** to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 1-27-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

Commission Expires

Special Warranty Deed