Davidson County DEEDWARR
Recvd: 10/16/03 13:44 3pgs
Fees:17.00 Taxes:0.00
20031016-0153514

Box 31-B

This Instrument Prepared By:
Sherrard & Roe PLC (JHR)
424 Church Street, Suite 2000
Nashville, TN 37219

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
c/o John T. Rankin	Same	Map 116-11
2121 Highway 12 South		Parcel 61
Ashland City, TN 37015		

WHEREAS, Betty H. Batson (the "Decedent") died on April 6, 2002, and Decedent's Last Will and Testament, dated March 11, 1993, was admitted to probate on April 19, 2002, as File No. P-1236, and is of record in Will Book 6, page 664, in the Chancery Court of Cheatham County, Tennessee (the "Will");

WHEREAS, Sue Batson Rankin is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") in order to settle matters of the Estate in accordance with the terms of the Will; and

WHEREAS, the residuary beneficiaries of the Estate are James S. Rankin, Jr., John T. Rankin, Alan B. Rankin, Anne Rankin, Susan E. Rankin, Robert Rankin, and Helen Rankin (the "Beneficiaries");

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor does hereby transfer, and convey all of the Executor's right, title and interest in and to the Property in equal shares to the Beneficiaries as undivided percentage interests held as tenants-in-common.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their heirs, successors and assigns, forever; and the Executor, does hereby transfer, assign, and set over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument to be effective as of the 29th day of October, 2002.

Sue Batson Rankin, Executor

Sue Batson Rankin, Executor
Estate of Betty H. Batson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Sue Batson Rankin, who upon oath acknowledged that she is the Executor of the Estate of Betty H. Batson, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she, being authorized so to do, executed the within instrument for the purposes therein contained by signing her name as Executor.

WITNESS my hand and official seal this 15th day of October, 2003.

Rita McQuerry
Notary Public

My Commission Expires: 7-24-2004



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (3) (D).

Sue Batson Rankin
Affiant

Subscribed and sworn to before me this 15th day of October, 2003.

Rita McQuerry
Notary Public

My Commission Expires: 7-24-2004

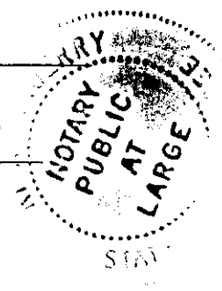


EXHIBIT A

A 25% undivided interest as tenant-in-common in the following described real property:

All that tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as being Lots Nos. 20 and 21, and a part of Lots Nos. 18 and 19 on the Map of Royal Oaks Subdivision of record in Book 421, pages 102 and 103, Register's Office, Davidson County, Tennessee, which properties are shown on a survey of record in Book 547, page 77, said Register's Office, and described as follows, to wit:

Beginning at a point in the east margin of Lynwood Boulevard at the intersection of the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south margin of said alley South 87 degrees 04 minutes 46 seconds East 585.0 feet to an iron pipe; thence South 05 degrees 15 minutes West 201.01 feet to an iron pin; thence South 21 degrees 24 minutes 29 seconds East 197.92 feet to an iron pin in the northwest margin of Pendleton Avenue; thence South 56 degrees 35 minutes 31 seconds West along said northwest margin 99.18 feet to a point; thence westerly along the curve of Pendleton Avenue a distance of 370.08 feet to an iron pin, said curve having a chord of North 85 degrees 32 minutes 39 seconds West 343.72 feet; thence North 47 degrees 40 minutes 49 seconds West along the northeastern margin of Lynwood Boulevard 174.19 feet to an iron pin; thence continuing northerly along the curve of Lynwood Boulevard a distance of 243.34 feet to an iron pin, said curve having a chord of North 22 degrees 19 minutes 46 seconds West 235.49 feet; thence North 03 degrees 01 minutes 18 seconds East 107.19 feet to an iron pin and the point of beginning, said tract containing 5.73 acres, more or less, as shown on a boundary survey by Charles B. Moseley, Jr., dated March 29, 1982, which survey is incorporated herein by reference.

Being the same property conveyed to J. Scott Rankin and wife, Sue Batson Rankin, an undivided one-half (1/2) interest as tenants by the entireties; and Carl Batson and wife, Bettye Batson, an undivided one-half (1/2) interest as tenants in common and not as tenants by the entireties by deed from J. Michael Hayes and wife, Joanne Fleming Hayes, of record in Book 8982, page 272, Register's Office for Davidson County, Tennessee.