Davidson County DEEDWARR
Recvd: 10/29/03 15:52 3pgs
Fees:17.00 Taxes:0.00
20031029-0159490

Bk 318
Stn

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

EXECUTOR'S DEED

Address New Owner:
John H. Roe, Jr.
613 Lynwood Blvd.
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Number:
Map 130-03
Parcel 77

WHEREAS, Emily Hunt Roe (the "Decedent") died on December 4, 2002, and Decedent's Last Will and Testament, dated September 7, 2001, was admitted to probate on December 13, 2002, as File No. 02P2071, and is of record at Instrument No. 4998/964849, in the Probate Court of Davidson County, Tennessee (the "Will");

WHEREAS, John Howard Roe, Jr. 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;

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 to John H. Roe, Jr., the Beneficiary under the Will (the "Beneficiary").

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 Beneficiary, his heirs, successors and assigns, forever; and the Executor, does hereby transfer, assign, and set over unto the Beneficiary, 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 he 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, 2003.

John Howard Roe, Jr.

John Howard Roe, Jr., Executor
Estate of Emily Hunt Roe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, John Howard Roe, Jr., who upon oath acknowledged that he is the Executor of the Estate of Emily Hunt Roe, 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 he, being authorized so to do, executed the within instrument for the purposes therein contained by signing his name as Executor.

WITNESS my hand and official seal this 29th day of October, 2003.

Notary Public

My Commission Expires:

KIM C. ENGELMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim C. Engelman
My Commission Expires
March 27, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 29th day of October, 2003.

Notary Public

My Commission Expires:

KIM C. ENGELMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim C. Engelman
My Commission Expires
March 27, 2004
STATE OF TENNESSEE

EXHIBIT A

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 John H. Roe, Jr. and wife, Emily Hunt Roe, by deed of record at Book 6167, Page 683 Register's Office for Davidson County, Tennessee. Further record title now vests in John H. Roe, Jr. and Emily H. Roe, as tenants in common, pursuant to deed of record in Book 10525, page 921, said Register's Office.