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Davidson County DEEDWARR
Recvd: 10/30/03 16:01 5pgs
Fees:27.00 Taxes:0.00
20031030-0159962

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Mary G. McGrath as Trustee of the Mary N. Ganier Marital Trust u/w/o Mary N. Ganier 44 Oak Ridge Road West Lebanon, NH 03784	Same	09309016800 09309016900 09309023300 09309017000 09309023100 09310000800 09310000900

EXECUTOR'S SPECIAL WARRANTY DEED

WHEREAS, Mary N. Ganier died testate on May 18, 2003, leaving a Last Will and Testament dated April 19, 2002, which has been probated and is properly recorded in Will Vol. No. 5276\1125511 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Mary G. McGrath is the duly qualified and acting Executor of the Estate of Mary N. Ganier; and

WHEREAS, Mary N. Ganier owned 100% of the real property described below at the time of her death (the "Property"); and

WHEREAS, Mary G. McGrath as Trustee of the Mary N. Ganier Marital Trust is a beneficiary of the estate of Mary N. Ganier and is entitled to the sole ownership of the Property pursuant to paragraph 6(c) in the Will; and

WHEREAS, pursuant to Section 67-4-409(3)(F) of the Tennessee Code Annotated, there is no recordation tax levied on the transfer of any real estate by a deed executed by an executor to implement a testamentary device.

NOW, THEREFORE, pursuant to the authority granted to her as Executor under the Last Will and Testament of Mary N. Ganier, deceased, Mary G. McGrath, as Executor of the Will, and not further or otherwise, ("Grantor") does hereby bargain and sell, and by these presents transfers and conveys unto Mary G. McGrath as Trustee of the Mary N. Ganier Marital Trust, under will of Mary N. Ganier, her respective successors and assigns ("Grantee"), with full power

to transfer, convey, mortgage and encumber without the joinder or consent of any beneficiary, all of Mary N. Ganier's interest in and to the certain tracts or parcels of land located in the Davidson County, Tennessee, described as follows:

Tract I Parcels 09309016800 & 09309016900

Being lots 92 and 94 on the Plan of McNairy's west Nashville Lots as of record in Book 9, page 322 and 323 of the Register's Office for Davidson County, Tennessee.

Said lots together front 100 feet on the northerly side of McGavock Street and run back between parallel lines 169 feet to an alley.

Being the same properties conveyed to Mary Napier Ganier by deed of record in Book 4887, page 681, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

Tract II, Parcel 09309023300

BEING lots 91, 93, and 95 on the Plan of McNairy's west Nashville Lot as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Plan Book 1, page 15, and Minute Book C, pages 136 and 137, Chancery Court of Davidson County, Tennessee at Nashville.

Said lots together front 150 feet on the southerly side of McGavock Street and run back between parallel lines with the westerly margin of 11th Avenue, South 166 feet to an alley.

Being the same property conveyed to Mary Napier Ganier by deed of record in Book 4887, page 308, Register's Office of Davidson County, Tennessee.

Being Lot 97 on the Plan of McNairy's west Nashville Plan of record in Book 9, page 322, of the Register's Office of Davidson County, Tennessee.

Said Lot 97 fronts 50 feet on the southerly side of McGavock Street and extends back between parallel lines 166 feet to an alley in the rear

Being the same property conveyed to Mary Napier Ganier by deed of record in Book 4887, page 677 of the Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deeds.

Tract III Parcel 09309017000

BEING Lot No. 96 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, R. O. D. C., Tennessee, and in Minute Book C, pages 136 and 137,

Chancery Court at Nashville, said Lot No. 96 fronting 50 feet on the northerly side of McGavock Street and running back between parallel lines 169 feet to an alley.

Being the same property conveyed to Mary Napier Ganier by deed of record in Book 2637, page 452, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

Tract IV Parcel 09309023100

BEING of the southerly part of Lots Nos. 99 and 101 on the plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County, Minute Book "C", page 136, and Plan Book 1, page 15, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of 12th Avenue South, formerly McNairy Street, at a point 79 feet south of the southerly margin of McGavock Street, said point being the southwest corner of the property conveyed to Mrs. Ella Quarles by deed from J. W. Quinn and wife, of record in Book 560, page 372, said Register's Office; thence with her southerly line eastwardly 100 feet to the westerly line of Lot No. 97; thence with same southwardly 87 feet, more or less to the northerly line of an alley; thence with said alley westwardly 100 feet to the easterly margin of 12th Avenue South; thence with said Avenue northwardly 87 feet, more or less, to the beginning.

Being the same property conveyed to Mary Napier Ganier by deed of record in Book 4993, page 526, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

Tract V Parcel 09310000800

Being Part of Lot No. 29 on the Plan of Southfield , as of record in Book "N", page 459, Register's Office for Davidson County, Tennessee, being lots Nos. 6 and 7 on the unregistered Plan of the University of Nashville subdivision of said property, described as follows:

Beginning at the northwest corner of 8th Avenue South formerly Spruce Street, and Demonbreun Street, in Nashville said corner being the southeast corner of Lot No. 7; thence with the westerly margin of 8th Avenue South, northerly 100 feet, more or less, to the southeast corner of the A. J. Baird property; thence with the Baird property southerly line westerly 170 feet, more or less, to the easterly margin of a street or alley thence southerly with the easterly margin of said street, or alley 100 feet, more or less, to the northerly margin of Demonbreun Street thence easterly with said Demonbreun Street, 170 feet, more of less, to the beginning.

Included within the above bounds but excluded from this conveyance is that strip of land about 5 feet in width appropriated by the City of Nashville for the purpose of widening 8th Avenue South, as appears by reference to Law Book 1, page 191, Board of Commissioners, City of Nashville, Ordinance 405.

Being the same property conveyed to Mary Napier Ganier (formally known as Mary Campbell Napier) by deed of record in Book 1153, page 152, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

Tract VI Parcel 09310000900

Part of Lot No. 29 on the Southfield Plan of Lots, as of record in Book "N", page 459, Register's Office for said county, described as follows:

Beginning on the westerly margin of Eighth Avenue South, as widened at the northeast corner of the property conveyed to Mary Campbell Napier by deed from Commerce Union Bank, Trustee, of record in Book 1153, page 152, said Register's Office, said point being 100 feet north of the northerly margin of Demonbreun Street; thence with her northerly line, westwardly, 164.64 feet, more or less, to the easterly margin of a street or alley; thence with same northwardly 64 feet to the southwest corner of the property conveyed to Joe M. Warren, Jr., by deed from Nashville Trust Company, Executor, of record in Book 1027, page 597, said Register's Office; thence with said Warren's southerly line, eastwardly 164.68 feet, more or less, to the westerly margin of Eighth Avenue, South, as widened; thence with said Avenue southwardly 64 feet to the beginning.

Being the same property conveyed to Mary Napier Ganier by deed of record in Book 2958, page 379, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her respective successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor, as Executor of the Estate of Mary N. Ganier and not further or otherwise, has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind Grantor and Grantor's representatives to warrant and forever defend the title to said land to Grantee, her respective successors and assigns, against the lawful claims

of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not otherwise.

WITNESS my hand this 17 day of October, 2003.

Mary G. McGrath, as Executor of the Estate of
Mary N. Ganier

STATE OF NEW HAMPSHIRE)
COUNTY OF Grafton)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mary G. McGrath, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Executor of the Estate of Mary N. Ganier for the purposes therein contained.

WITNESS my hand, at office, this 17 day of October, 2003.

Notary Public

My Commission Expires:
DENISE D. SHIBLES, Notary Public
My Commission Expires June 6, 2006

STATE OF NEW HAMPSHIRE)
COUNTY OF Grafton)

The actual consideration for this transfer is $-0-.

Mary G. McGrath

Subscribed and sworn to before me
this 17 day of October, 2003.

Notary Public

My Commission Expires:

DENISE D. SHIBLES, Notary Public
My Commission Expires June 6, 2006

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