FB12
JWS

FROM: Judith W. Sandlin and AmSouth Bank, as Co-Administrators, C.T.A., of the Estate of M. L. Wakefield and Co-Trustees of the Family Trust under the Will of M. L. Wakefield

TO: J. E. Stevenson, Trustee

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
J. E. Stevenson, Trustee 4124 Franklin Rd Nashville TN 37204 (H) 292-7544 573-0293(C) 473-7545(C)	SAME	Map 72-2 Parcels 53 & 54

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

J E Stevenson Trustee
Affiant

Davidson County DEEDWARR
Recvd: 11/14/03 14:34 5pgs
Fees:28.00 Taxes:1850.00
20031114-0166839

Subscribed and sworn to before me, this the 13th day of November, 2003.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/21/07

SPECIAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Judith W. Sandlin and AmSouth Bank, as Co-Administrators, C.T.A., of the Estate of M. L. Wakefield and Co-Trustees of the Family Trust under the Will of M. L. Wakefield, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto J. E. Stevenson, Trustee, hereinafter called "GRANTEE", his successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I:
Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Martin Land, as of record in Minute Book "W", page 90, County Court for said County, and also a tract marked H. H. Richardson on the Plan of Richardson Subdivision, Block "A", of record in Book 2133, page 2, Register's Office for said County, described as follows:

Beginning at a point in the north margin of West Kirkland Ave. formerly Richardson Avenue at the southwest corner of the tract sold to C. E. Feldkircher of record in Book 1682, page 623, Register's Office for Davidson County, Tennessee; thence with the west line of Feldkirchers' land, North 9 degrees 15' West 669 feet to a point at the northwest corner of the Feldkirchers' land, and to railroad fence line of the L & N R.R.; thence with said line, North 86 degrees 00' West 475.5 feet to another fence line of said railroad; thence with a curve to the right having a radius of 2010.1 feet, southwestwardly 231.0 feet to a point at the northwest corner of the property conveyed to D. L. Jensen, of record in Book 1679, page 572, Register's Office for Davidson County, Tennessee; thence with Jensen's north line, South 79 degrees 50' East 126.7 feet to a point in the west line of the property conveyed to W. E. Donlon of record in Book 1681, page 454, Register's Office for Davidson County, Tennessee; thence with said line North 4 degrees 00' East 6.8 feet to the northwest corner of the Donlon property; with Donlon's north line, South 86 degrees 00' East 100.0 feet to a point, Donlon's northeast corner; thence with Donlon's east line, South 4 degrees 00' West 425.0 feet to a point in the north margin of West Kirkland Avenue, formerly Richardson Avenue, thence with the margin of same, eastwardly 480.0 feet to the point of beginning.

Tract No. I being the same property conveyed to M. L. Wakefield by deed from F W & L Company, of record in Book 7092, page 207, said Register's Office, the said M. L. Wakefield having since died. Pursuant to the Last Will and Testament of M. L. Wakefield of record in the Probate Court for Davidson County, Tennessee, the property is vested in the Murrey L. Wakefield Family Trust, with Robert V. Whisenant, R. H. Pursell and Judith Wakefield Sandlin, as Trustees and Co-Executors of the Estate of M. L. Wakefield. By Agreed Order entered July 3, 1997, First American National Bank was appointed Successor Co-Executor and Co-Trustee in place of R. H. Pursell and Robert V. Whisenant. First American National Bank is now known as AmSouth Bank.

TRACT NO. II:
Land lying in the 15th, formerly 11th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Martin Lands, of record in Minute Book "W", page 90, County Court for said County, and described according to a copy of a survey made thereof made February 24th, 1948, by Harvey Gee, Surveyor, as follows:

Beginning at a point where the north margin of Richardson Avenue intersects the west right-of-way line of the Lewisburg & Northern

Railroad; thence with the margin of Richardson Avenue, North 86 degrees West 265 feet to a point; thence North 9 degrees 15' West 669 feet to the margin of the Lewisburg & Northern Railroad; thence with the margin of said right-of-way, as follows: South 75 degrees 20' East 30.7 feet, South 40 degrees 10' East 171 feet, South 25 degrees 45' East 240 feet, and South 21 degrees 28' East 348.6 feet to the beginning, containing 2.59 acres, more or less.

Tract No. II being the same property conveyed to M. L. Wakefield by deed from F W & L Company, of record in Book 7092, page 213, said Register's Office, the said M. L. Wakefield having since died. Pursuant to the Last Will and Testament of M. L. Wakefield of record in the Probate Court for Davidson County, Tennessee, the property is vested in the Murrey L. Wakefield Family Trust, with Robert V. Whisenant, R. H. Pursell and Judith Wakefield Sandlin, as Trustees and Co-Executors of the Estate of M. L. Wakefield. By Agreed Order entered July 3, 1997, First American National Bank was appointed Successor Co-Executor and Co-Trustee in place of R. H. Pursell and Robert V. Whisenant. First American National Bank is now known as AmSouth Bank.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government taxes.

2. All matters shown on the plan of record in Book 2133, page 2, said Register's Office.

3. Power line easement granted to the Tennessee Electric Power Co., of record in Book 701, page 317, said Register's Office.

4. All matters shown on the survey made by Cherry Land Surveying, Inc., R. Scot Cherry, RLS No. 1512, dated November 29, 2001.

This is improved property known as 1015 West Kirkland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS further covenants and bind themselves, their successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his successors and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. 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 hand this 13th day of November, 2003.

Judith W. Sandlin, Co-Administrator, C.T.A. of the Estate of M. L. Wakefield

Judith W. Sandlin, Co-Trustee of the Family Trust under the Will of M. L. Wakefield

AMSOUTH BANK, Co-Administrator, C.T.A., of the Estate of M. L. Wakefield

BY: Thomas A. Allen
Thomas A. Allen, Vice President

AMSOUTH BANK, Co-Trustee of the Family Trust under the Will of M. L. Wakefield

BY: Thomas A. Allen
Thomas A. Allen, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith W. Sandlin, the bargainor, as Co-Administrator, C.T.A., of the Estate of M. L. Wakefield and Co-Trustee of the Family Trust under the Will of M. L. Wakefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of November, 2003.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of AmSouth Bank, the within named bargainor, an Alabama state bank, as Co-Administrator, C.T.A., of the Estate of M. L. Wakefield and Co-Trustee of the Family Trust under the Will of M. L. Wakefield, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of AmSouth Bank by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of November, 2003.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.