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

Address New Owner(s)	Send Tax Bills To:	Parcel IDNumber(s)
Hildred Martin, Trustee of the James Houston Martin Generation Skipping Trust 721 General George Patton Road Nashville, TN 37221	Same	Map 142-9-F Parcel 721.00

Davidson County DEEDWARR
Recvd: 12/02/03 10:03 3pgs
Fees:17.00 Taxes:0.00

20031202-0172983

EXECUTOR'S SPECIAL WARRANTY DEED

WHEREAS, James Houston Martin died testate on June 20, 2003, leaving a Last Will and Testament dated January 8, 1999, which has been probated and is properly recorded as Imaging Number 5373\1173791 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Beverly Ann Martin Sanders is the duly qualified and acting Executor of the Estate of James Houston Martin; and

WHEREAS, the Will of the said James Houston Martin vests the power and responsibility in the Executor for allocating the assets of the Estate between the beneficiaries of the Will; and

WHEREAS, the Executor has determined that the property described herein shall be allocated to the Generation Skipping Trust established under 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 James Houston Martin, deceased, Beverly Ann Martin Sanders, as Executor of the Will, and not further or otherwise, ("Grantor") does hereby bargain and sell, and by these presents transfer and convey unto Hildred Martin, Trustee of the James Houston Martin Generation Skipping Trust, ("Grantee") James Houston Martin's 100% interest in the certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 721, together with the Carport designated No. 721-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et. seq, Register' s Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Offices for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to James H. Martin, by Deed of Record as Instrument No. 199912300308881, Register's Office for Davidson County, Tennessee.

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

This is improved property located at 21 General George Patton Road, Nashville, TN 37221.

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

Grantor does hereby covenant with Grantee that Grantor 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 herself and her representatives to warrant and forever defend the title to said land to Grantee, its 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 12th day of November, 2003.

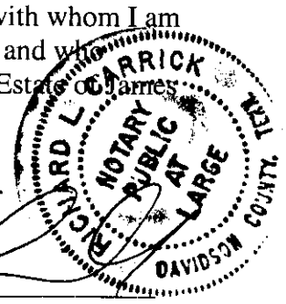
Beverly Ann Martin Sanders

Beverly Ann Martin Sanders, as Executor of the Estate of James Houston Martin, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Beverly Ann Martin Sanders 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 James Houston Martin for the purposes therein contained.

WITNESS my hand, at office, this 12 day of November, 2003.



Notary Public

My Commission Expires:

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

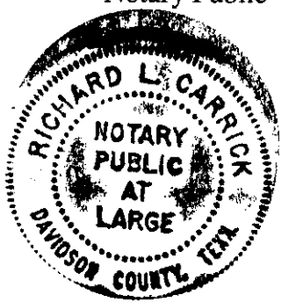
Hildred Martin, Trustee

Subscribed and sworn to before me
this 12 day of November, 2003.

Notary Public

My Commission Expires:

My Commission Expires JAN. 27, 2007



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