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Davidson County DEEDWARR
Recvd: 03/09/04 15:31 3pgs
Fees:17.00 Taxes:0.00
20040309-0027161

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

Address New Owner(s)	Send Tax Bills To:	Parcel IDNumber(s)
Marianne Hall Rogers 605 Westover Avenue Nashville, TN 37205	Same	Parcel ID 131080C00400CO

EXECUTOR'S SPECIAL WARRANTY DEED

WHEREAS, Marjorie Hall died testate on June 12, 2003, leaving a Last Will and Testament dated March 12, 1986, which has been probated and is properly recorded as Imaging Number 5373\1173820 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Marianne Hall Rogers is the duly qualified and acting Executor of the Estate of Marjorie Hall; and

WHEREAS, Item II of the Will of the said Marjorie Hall vests title to Marjorie Hall's interest in the Property in Marianne Hall Rogers; 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 Marjorie Hall, deceased, Marianne Hall Rogers, as Executor of the Will, and not further or otherwise, ("Grantor") does hereby bargain and sell, and by these presents transfer and convey unto Marianne Hall Rogers, individually, ("Grantee") all of Marjorie Hall's interest in the certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

> Being Unit D, together with an undivided one-eighth ($1/8^{th}$) interest in the common elements of Colony Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit

"D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Colony Court, of record in Plat Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marjorie Hall by Deed of Record in Book 6566, page 390 Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to: (1) the aforementioned Master Deed and the By-laws incorporated therein; (2) all matters appearing on the Plan, of record in Book 6250, page 116; and (3) all matters appearing on the Site Plan of Colony Court Condominium, which is attached as Exhibit "D" to the aforementioned Master Deed.

This is improved property known as 111 Colony Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs 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, her heirs 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 27 day of February, 2004.

Marianne Hall Rogers

Marianne Hall Rogers, as Executor of the Estate of Marjorie Hall, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

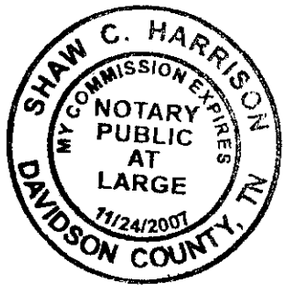
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Marianne Hall Rogers the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument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

WITNESS my hand, at office, this 27 day of February, 2004.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-24-07



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

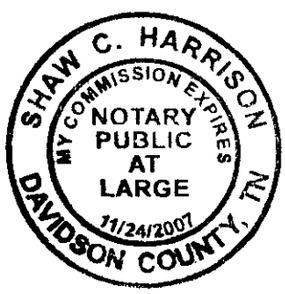
Marianne Hall Rogers
Affiant

Subscribed and sworn to before me
this 27 day of February, 2004.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-24-07



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