RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/23/04 09:44 3pgs
Fees:18.00 Taxes:832.50

20040323-0032463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

March 15, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: 5/30/07

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Pamela Fulner 8099 Jackman Road Joelton, TN 37080	SAME AS NEW OWNER	Map 9/17 (Tract 1) Map 9/217 (Tract 2)

KNOW ALL PERSONS BY THESE PRESENTS THAT **PATRICIA ANN DUNN O'BRIEN**, THE DULY-APPOINTED EXECUTRIX, A CERTIFIED COPY OF HER LETTERS TESTAMENTARY BEING ATTACHED HERETO AS EXHIBIT A, OF THE ESTATE OF **OSCAR LEDFORD,** DESCEASED (THE DECENDENT), WHICH ESTATE IS ADMINISTERED IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, CASE NO. 03P1070, FOR AND IN CONSDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND IN CONNECTION WITH THE DISTRIBUTION OF THE ESTATE OF THE DECEDENT PURSUANT TO THE DECENDENT'S WILL, WHICH WAS DULY ADMITTED TO PROBATE IN DAVIDSON COUNTY, TENNESSEE, AND RECORDED IN VOLUME NUMBER 5409\1191509, PROBATE COURT CLERKS OFFICE FOR SAID COUNTY, HEREBY TRANSFERS AND CONVEYS UNTO **PAMELA FULNER,** ALL OF THE RIGHT, TITLE AND INTEREST OF THE DECENDENT AND THE DECEDENT'S ESTATE IN AND TO A CERTAIN TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

Tract 1:

Land lying in Davidson County, Tennessee, being more particularly described as follows:
Being a portion of parcel 17 on tax map 9, described according to a survey by Michael V. Homes, H&H Land Surveying, Inc., RLS #213, dated April 27, 1998, and more particularly described as follows:

Commencing at a point, being the northwest corner of the tract conveyed herein; thence, south 80 deg. 20' 09" east, 6426 feet to an iron pin; thence, south 81 deg. 38' 35" east 27.06 feet to an iron pin; thence, south 66 deg. 13' 30" east, 29.99 feet to an iron pin; thence, south 75 deg. 58' 51" east, 54.18 feet to an iron pin; thence, south 83 deg. 20' 12" east, 45.71 feet to an iron pin; thence, south 66 deg. 37' 35" east, 21.67 feet to an iron pin; thence, north 71 deg. 15' 53" east, 152.86 to a 60d nail set in a 15" beech tree; thence, North 77 deg. 39' 24" east, 57.71 feet to a 60d nail set in a 15" white oak tree; thence north 57 deg. 21' 25" east, 49.76 feet to an iron pin; thence, south 15 deg. 55' 25" west, 579.28 feet to an iron pin; thence, north 87 deg. 15' 39" west, 163.66 feet to an iron pin; thence, north 66 deg. 03' 04" west, 192.59 feet to an iron pin; thence, north 03 deg. 15' 00" east, 436.23 feet to the point of beginning, containing 222,203,907 square feet or 5.01 acres.

Being the same property conveyed to Oscar Thomas Ledford and wife, Erlene Ledford by Deed of record in Book 11359, Page 945, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 14th Civil District of Davidson County, Tennessee, being more fully described according to a survey by John R. Alley, Surveyor, dated May 20, 1967, as follows:

Beginning at a point in the margin of a road, being 900 feet, more or less, from Jackman Road, being Clifford Towns, et al, north east corner; thence south 78 deg. 55' east 301 feet to a 12 inch sugar tree; thence 70 deg. 15' east 255.5 feet to a pile of stone; thence north 4 deg. 00' east 306 feet to an iron pin; thence south 89 deg. 50' east 210 feet to an iron pin being Charles Sterry South east corner; thence north 4 deg. 00' east 420 feet to a stake; thence with Paul Sterry's southerly line south 86 deg. 30' east passing the Paul Sterry corner at 330 feet by a double Hickory, and continuing in all 1475 feet to a post; thence with Crowder's westerly line south 28 deg. 00' east 910 feet with a fence to a post; thence north 87 deg. 00' west with a fence in C. Towns northerly line 655 feet to a post; thence due south with a fence 508.5 feet; thence north 86 deg. 45' west 1810 feet to a 20 inch red oak; thence north 80 deg. 00' W. 107 feet; thence north 62 deg. 45' west 152.5 feet to a chestnut stump; thence with Clifford Towns, et al, easterly line north 3 deg. 15' east 436 feet to the point of beginning, containing 55.64 acres more or less.

Being the same property conveyed to Oscar Thomas Ledford and wife, Erlene Ledford by Deed of record in Book 4977, Page 826, Register's Office for Davidson County, Tennessee.

Erlene Ledford predeceased her husband, Oscar Thomas Ledford on April 16, 2002.

Oscar Thomas Ledford and Oscar Ledford are one in the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 8157 Jackman Road, Joelton, TN 37080

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: MARCH 15, 2004

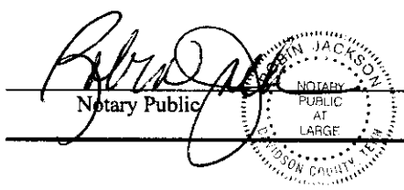
BY: Patricia Ann Dunn O'Brien, Executrix
PATRICIA ANN DUNN O'BRIEN, EXECUTRIX

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patricia Ann Dunn O'Brien, Executrix with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 15th day of March, 2004.



NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 21, 2005
STATE OF TENNESSEE

Notary Public

Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____