PICK-UP

315
BBS
JW

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

Davidson County DEEDWARR
Recvd: 06/07/04 12:03 4pgs
Fees:23.00 Taxes:1332.00

20040607-0066862

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ruth Crockarell Adkins 118 Mockingbird Road Nashville, TN 37205	Same	Map 103-12 Parcel 238

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, RUTH CROCKARELL ADKINS, TRUSTEE OF THE FAMILY TRUST created under the Will of Robert B. Adkins, Jr. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto RUTH CROCKARELL ADKINS ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 13 and the northerly half of Lot No. 12 of Block "A", on the plan of Cherokee Park, Section One, as of record on Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 13 and the northerly half of Lot No. 12 front together 90 feet on the easterly side of Mockingbird Road, and run back 160.75 feet on the northerly lines and 155 feet, more or less, on the southerly line, to a dead line, measuring 98 feet thereon.

Being the same property conveyed to Ruth Crockarell Adkins, Trustee by Executor's Quitclaim Deed of record in Instrument Number 20040430-0049585, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 118 Mockingbird Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, her successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate 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 on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 4th day of June, 2004.

RUTH CROCKARELL ADKINS, TRUSTEE
OF THE FAMILY TRUST CREATED UNDER
THE WILL OF ROBERT B. ADKINS, JR.

By: Ruth C. Adkins
Title: Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, RUTH CROCKARELL ADKINS, TRUSTEE OF THE FAMILY TRUST created under the Will of Robert B. Adkins, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she executed the within instrument as the Trustee of THE FAMILY TRUST created under the Will of Robert B. Adkins, Jr., and not further or otherwise, for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 2004.

Joni Miller
Notary Public

My Commission Expires: Jan 26, 2008

JONI MILLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires Jan. 26, 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2004.

Notary Public

My Commission Expires: Jan 26, 2008

JONI MILLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires Jan. 26, 2008

EXHIBIT A

1. 2004 Taxes, a lien, which is not yet due and payable. (Tax Parcel #103-12/238)
2. Such state of facts an accurate survey would disclose.
3. Existing highway, roadway, and utility easements.