BOK 31-B S+R title

This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 12/16/04 15:45 3pgs
Fees:17.00 Taxes:0.00
20041216-0149842

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Merlin William Troy,Jr. and wife, Frances Ann Troy 811 Lynnbrook Road Nashville, Tennessee 37215	Same	Map 117-05 Parcel 29.00

WHEREAS, Virginia Lee Troy (the "Decedent") died on November 1, 2004 and Decedent's Last Will and Testament, dated January 8, 1997, was admitted to probate on November 15, 2004, as File No. 04P1837, in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee (the "Will");

WHEREAS, Merlin William Troy, Jr. is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Merlin William Troy, Jr. in order to settle matters of the Estate in accordance with the terms of the Will;

WHEREAS, Merlin William Troy, Jr. wishes to title the property in the names of himself and his wife, Frances Ann Troy, as tenants by the entirety;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor does hereby transfer, and convey all of the Executor's right, title and interest in the Property to William Merlin Troy, Jr. and wife, Frances Ann Troy (the "Beneficiaries").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their heirs, successors and assigns, forever; and the Executor, does hereby transfer, assign, and set over unto the Beneficiaries, all of the Estate's

right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument to be effective as of the 15th day of December, 2004.

Merlin William Troy, Jr.
Merlin William Troy, Jr., Executor
Estate of Virginia Lee Troy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Merlin William Troy, Jr., who upon oath acknowledged that he is the Executor of the Estate of Virginia Lee Troy, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing his name as Executor.

WITNESS my hand and official seal this 15th day of December, 2004.

LINDA R. KOON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Linda R. Koon
Notary Public

My Commission Expires: 1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (3) (D).

Merlin William Troy, Jr.
Affiant

Subscribed and sworn to before me this 15th day of December, 2004.

LINDA R. KOON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Linda R. Koon
Notary Public

My Commission Expires: 1/28/06

EXHIBIT A

Land in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being parts of Lots Nos. 22 and 23 on the Plan of Ensworth, as of record in Book 161, page 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the westerly margin of said Road, north 0 degrees 45' east 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, page 148, said Register's Office; thence with said line, south 0 degrees 45' west 115 feet; thence south 89 degrees 15' east 429.89 feet to the beginning.

Being the same property conveyed to Virginia Lee Troy by deed from the Trustee of the Amended and Restated Merlin William Troy and Virginia Lee Troy Revocable Trust dated March 18, 1987, of record in Book 10315, page 780, Register's Office for Davidson County, Tennessee.

This is improved property known as 811 Lynnbrook Road, Nashville, Tennessee 37215.