FILE NUMBER
258803 (1)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
K. Brian Hay, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Mary Kathryn Bostic 516 Park Court Nashville, TN 37211	(same as owner)

GENERAL WARRANTY DEED

This indenture is made and entered into this 14th day of March, 2005 between Elaina Marie Rose, individually, and Elaina Marie Rose, Trustee of Testamentary Trust of Lester James Rose for the benefit of Emily Marie Rose (hereinafter referred to as "GRANTOR") and Mary Kathryn Bostic (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 23 of the Park Court Planned Unit Development as shown by a map of record in Plat Book 6900 at page 967 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Lester J. Rose by instrument of record in Book 9685 at page 154 in the Davidson County, Tennessee Register of Deeds office. The said Lester J. Rose died testate on March 7, 2003 devising the above described real property to Elaina Marie Rose and Emily Marie Rose. The said Emily Marie Rose is a minor and said Last Will & Testament directed that in the event Emily Marie Rose had not reached the age of twenty (20) years old then her share was placed in a testamentary trust. Elaina Marie Rose was appointed Trustee of said testamentary trust with full power to convey real estate for trust purposes. See Davidson County, Tennessee Probate File No. 03P680.

Tax Parcel # 162.01-0E-023.00-CO

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

Davidson County DEEDWARR
Recvd: 03/17/05 10:37 2 pgs
Fees:13.00 Taxes:368.15
20050317-0029368

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

X _____
Elaina Marie Rose

X _____
Elaina Marie Rose, Trustee of the Lester James Rose Testamentary Trust for the benefit of Emily Marie Rose

STATE OF TENNESSEE

COUNTY OF ~~MAURY~~ Williamson

Before me, R W Hardison, a Notary Public in and for the aforesaid state and county, personally appeared Elaina Marie Rose, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Brentwood, Tennessee this 14 day of March, 2005.

_____
NOTARY PUBLIC
Commission Expires: _____

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires FEB. 20, 2007

STATE OF TENNESSEE

COUNTY OF ~~MAURY~~ Williamson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Elaina Marie Rose, as Trustee for Testamentary Trust of Lester James Rose for the benefit of Emily Marie Rose, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed as trustee for the purposes therein contained.

Witness my hand and seal in Brentwood, Tennessee this 14 day of March, 2005.

_____
NOTARY PUBLIC
Commission Expires: _____

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires FEB. 20, 2007

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property transferred, whichever is greater, is $99,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 14 DAY OF March, 2005.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires FEB. 20, 2007