Davidson County DEEDWARR
Recvd: 03/21/05 08:17 3 pgs
Fees:18.00 Taxes:296.00
20050321-0030183

3rB
CWK

This Instrument Prepared By:
James W. Cameron, III
Cameron Worley Fordham, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Address of New Owner:
Richard D. Minton and wife,
Kathleen E. Minton
1114 Dora Whitley Road
Franklin, TN 37064

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 53
Part of Parcel 76

FIDUCIARY DEED

WHEREAS, the Suzanne Exum Davenport Trust was created under the Last Will and Testament of Bonnie Murphy Exum dated June 26, 2002; and

WHEREAS, pursuant to the Last Will and Testament of Bonnie Murphy Exum, certain real property known as 4020 Marydale Drive, Nashville, Davidson County, Tennessee (the "Property") was transferred to the Suzanne Exum Davenport Trust by an Executor's Quitclaim Deed, of record as Instrument Number 2003131-0013625, Register's Office for Davidson County, Tennessee; and

WHEREAS, under the terms of the Suzanne Exum Davenport Trust the Trustee is authorized to transfer and convey the residence; and

NOW, THEREFORE, for and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kathleen Exum Minton, Trustee of the Suzanne Exum Davenport Trust**, the Grantor herein, has bargained and sold and by these presents does transfer, quitclaim and convey unto **Richard D. Minton and wife, Kathleen E. Minton**, the Grantees herein, their successors and assigns, all right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described in as follows:

Lot No. 28 on the Plan of Hickory Acres, Section II of record in Book 2330, Page 117, Register's Office for said County.

Said Lot 28 fronts 163 feet on the west side of Marydale Drive and runs back between lines 330 feet to a dead line on the rear on which it measures 148 feet.

Being the same property conveyed to Kathleen Exum Minton, Trustee of the Suzanne Exum Davenport Trust, by Executor's Quitclaim Deed of record in Instrument No: 20030131-0013625, Register's Office for Davidson County, Tennessee.

This property is known as 4020 Marydale Drive, Nashville, Davidson County, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

Trustee hereby transfers this property with full power to transfer, mortgage or otherwise convey subject property without joinder of any other party.

IN WITNESS WHEREOF, the undersigned has set her hand on this the 14th day of March, 2005.

Kathleen Exum Minton Trustee

Kathleen Exum Minton, Trustee of the Suzanne Davenport Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jane Caplenor, a Notary Public of said county and state, Kathleen Exum Minton, Trustee of the Suzanne Exum Davenport Trust, the within named bargainor, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee, this 14th day of March, 2005.

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Jane Caplenor

Notary Public

My Commission Expires: 11/26/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $80,000.00.

Subscribed and sworn to before me this 16th day of March, 2005.

Jane Caplenor

Notary Public

My Commission Expires: 11/26/05

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

8338-05001-2

PERMITTED EXCEPTIONS

1. Taxes for the year of 2005, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of Hickory Acres, Section II of record in Plat Book 2330, Page 117, Register's Office of Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions of record in Book 2689, Page 243, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.