Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ann Z. Shapiro 7000 Vanderbilt Road Old Hickory, TN 37138	116-4-159	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Elizabeth Shapiro Silverman and Ann Zouck Shapiro, Executors of the Estate of Elizabeth Ann Scroggs Shapiro a/k/a Elizabeth A. Shapiro, pursuant to Order filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, No. 05P-874, and the Last Will and Testament of Elizabeth Ann Scroggs Shapiro (the "Will"), recorded as instrument number 5837/1927114, Probate Court Clerk's Office for Davidson County, Tennessee (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Ann Z. Shapiro, a beneficiary under the Will (the "Grantee"), Grantee's heirs and assigns, and to implement a testamentary devise under the Will, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property").

Land in the 7th Civil District of Davidson County, Tennessee, being the South 50 feet of Lot No. 7 and the North 25 feet of Lot No. 8, in Block "I", in the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 7 and 8 front together 75 feet on the easterly side of Estes Avenue and run back between parallel lines 252 feet to an alley.

Being the same property conveyed to Elizabeth A. Shapiro by deed of record in Book 5373, page 643, Register's Office for Davidson County, Tennessee.

The Property being conveyed is subject to taxes for the current year, which have been prorated and paid at closing. Subsequent years will be assumed by Grantee.

This is improved property located at 712 Estes Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 12/30/05 12:46 2 pgs
Fees:12.00 Taxes:0.00

20051230-0156900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $251,544.00; provided that this transfer is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) because the deed pursuant to which this transfer is made is by an executor to implement a testamentary devise.

Affiant

Subscribed and sworn to before me this 29 day of December, 2005.

MARY M. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/22/2008

My Commission Expires NOV. 22, 2008

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Notwithstanding the foregoing, Elizabeth Shapiro Silverman and Ann Zouck Shapiro, as Co-Executors of the Estate of Elizabeth Ann Scroggs Shapiro, shall have no personal liability to the Grantee hereunder or otherwise with respect to the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 19 day of December 2005.

Elizabeth Shapiro Silverman

ELIZABETH SHAPIRO SILVERMAN, CO-EXECUTOR OF THE ESTATE OF ELIZABETH ANN SCROGGS SHAPIRO

Ann Zouck Shapiro

ANN ZOUCK SHAPIRO, CO-EXECUTOR OF THE ESTATE OF ELIZABETH ANN SCROGGS SHAPIRO

STATE OF New Jersey)
COUNTY OF Middlesex)

Before me, Evelyn Dean, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Shapiro Silverman, Co-Executor of the Estate of Elizabeth Ann Scroggs Shapiro, a/k/a Elizabeth A. Shapiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Princeton, ~~Tennessee~~ New Jersey this 19 day of December, 2005.

Evelyn Dean

Notary Public
My Commission Expires: 2/5/06

EVELYN DEAN
A Notary Public of New Jersey
My Commission Expires February 5, 2006
ID # 19011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Joseph W Gibbs, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann Zouck Shapiro, Co-Executor of the Estate of Elizabeth Ann Scroggs Shapiro, a/k/a Elizabeth A. Shapiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 29 day of December, 2005.

Notary Public
My Commission Expires: 7-19-06

JOSEPH W. GIBBS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008