RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44383 FILE BOX "7"

EXECUTORS SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/06 13:04 3 pgs
Fees:18.00 Taxes:777.00

20060109-0002967

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Jackie E. McCullough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie E. McCullough	SAME	104-6-B-302
3314 West End Avenue, #302		21W 2892
Nashville, TN, 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cumberland Trust and Investment Company and Dr. J. Kenneth Jacobs, Co-Executors of the Estate of Norman W. Ginsberg, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackie E. McCullough

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Apartment Unit No. 302 of the Park Road Condominiums created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of The Park Road Condominium of record in Book 5200, page 390, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Norman W. Ginsberg by deed from Robert William Farr and wife, Nina K. Farr of record in Book 9809, page 589, Register's Office for Davidson County, Tennessee. The said Norman W. Ginsberg having since died. By Will probated in the Seventh Circuit Court of Davidson County, Tennessee, Case No.: 05P1717, Cumberland Trust and Investment Company and J. Kenneth Jacobs, were appointed Co-Executors of the Estate with authority to sell real property.

Grantee understands that the Estate of Norman W. Ginsberg has not yet received federal estate tax and Tennessee inheritance tax clearances and that there is a possibility of a lien encumbering the property until such clearances are received. Grantor has paid all such taxes believed to be due and/or has made adequate provision for payment of any additional such death taxes which may give rise to such a lien.

To have and to hold said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, except as otherwise herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of Cumberland Trust & Investment Company and Dr. J. Kenneth Jacobs are made in as full and ample a manner as it can and should do as such Executor but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is fiduciary and which is conveying the foregoing property.

This is improved property known as 3314 West End Avenue, #302, Nashville, TN 37203

Witness OUR **hand(s) this 6th day of January, 2006.**

Cumberland Trust & Investment Company and Dr. J. Kenneth Jacobs solely in its fiduciary capacity and not individually, and the representations and warranties herein made by them are limited to those representations and warranties they can and should make in their fiduciary capacity and not otherwise.

Cumberland Trust & Investment Company, _____**; Co-Executor**

BY: _____ SVP.

EMMETT RUSSELL

X _____ Co-Executor

Dr. J. Kenneth Jacobs, Co-Executor of the Estate of Norman W. Ginsberg, deceased

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared Emmett Russell**, with whom I am personally acquainted, and who upon oath(s) acknowledged himself to be the** Sr. Vice President **of the CUMBERLAND TRUST AND INVESTMENT COMPANY, the within named bargainor, and Co-Executor, and corporation, and that he as such** Sr. Vice President **being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said** Emmett Russell **as such** Sr. Vice President**.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of January, 2006.

_____

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/25/06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, A Notary Public in and for the State and County aforesaid personally appeared DR. J. KENNETH JACOBS, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Co-Executor of the Estate of Norman W. Ginsberg, deceased, the within named bargainor, and that he as such Co-Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as such Co-Executor of the Estate.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 3/25/06

