(3)

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 04/03/06 08:37 3 pgs
Fees:18.00 Taxes:647.50

20060403-0037056

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

James R. Mills, Executor Trustee
AFFIANT

Subscribed and sworn to before me this 31st day of March, 2006.

D A. Childress
Notary Public

My Commission Expires:
7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner(s) As Follows:

Nancy J. Delboy
~~813 Hillwood Blvd.~~
~~Nashville, TN 37209~~

Send Tax Bills To:

Nancy J Delboy
1029 Nighthawk Ln.
Mt. Juliet, TN 37122

Map-Parcel Numbers

Map 102-12
Parcel 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James R. Mills, Executor/Trustee U/W of William D. Stanley, deceased,** with full power to transfer and convey without the joinder of any beneficiary (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy J. Delboy** (herein referred to as "Grantee"), Grantee's heirs and and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 264 on the Plan of Hillwood Subdivision, Section 1, as of record in Book 3700, page 140, Register's Office for said County.

Said Lot No. 264 fronts 113.57 feet on the southwesterly side of Hillwood Boulevard and extends back 201.9 feet on the northwesterly line and 394.6 feet on the southeasterly line, to a broken line in the rear, on which it measures 305.89 feet.

Being part of the same property conveyed to William D. Stanley by deed from J. Douglas Wright, Jr. and wife, Joan Wright, of record in Book 4433, page 293, Register's Office for Davidson County, Tennessee. William D. Stanley has since died and his estate has been in the Seventh

Circuit Court (Probate Division) of Davidson County, Tennessee, Case No. 05P-1568. James R. Mills was appointed by the Probate Court as Executor of the Estate of William D. Stanley and was named as trustee under the terms of the Will of William D. Stanley. James R. Mills is conveying the interest of the Estate and his interest as Executor and Trustee to the Grantee named above.

This is unimproved property known as 813 Hillwood Blvd., Nashville, Tennessee 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2006, a lien, but not yet due and payable; and

2. All matters as shown on plat of record in Plat Book 3700, page 140, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Marie P. Stanley, wife of William D. Stanley, joins in this conveyance for the limited purpose of conveying any and all homestead or marital interest in this property.

WITNESS our hands this 31st day of March, 2006.

James R. Mills, Executor and Trustee

Marie P. Stanley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **James R. Mills** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor and Trustee U/W of William D. Stanley that he as such Executor and Trustee he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2006.

Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Marie P. Stanley** 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 2006.

Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN