Suite 318 IPAY

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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BOX 44

Davidson County DEEDWARR
Recvd: 06/12/06 10:19 2 pgs
Fees:13.00 Taxes:906.50
20060612-0069425

W & I Ref:(_____) Title No: 47936
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
H.R. Properties of Tennessee 4219 Hillsboro Pike Suite 332 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 11508001000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcia Stewart and Cumberland Trust & Investment Company as Co-Personal Representatives of the Last Will and Testament of Miriam S. Brandt**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **H.R. Properties of Tennessee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Brook Meade Section IV of record in Book 2133, page 93 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Irvin M. Brandt and wife, Miriam Brandt by deed from John D. Phipps and wife, Myrtle D. Phipps of record in Book 2393, page 492, Register's Office for said County. The said Irvin M. Brandt predeceasing Miriam Brandt. The Last Will and Testament of Miriam S. Brandt of record in Docket No. 05P-1872 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Marcia Stewart and Cumberland Trust & Investment Company as Co-Personal Representatives with full power to sell subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 750 Brownlee Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantor, is successor and assigns, forever.

GRANTOR does covenant with the said Grantee that Grantor is lawfully seised 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 to wit: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 93, said Register's Office, which Plan shows a 75 foot minimum building setback line from Brownlee Drive and a 10 foot easement for public utility purposes along the southerly and rear line(s).

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 convents and warranties herein of Cumberland Trust & Investment company are made in as full and ample a manner as it can and should do as such Executor and Trustee 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 the fiduciary and which is conveying the foregoing property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

AND GRANTEE (buyer) understands that the Estate of Miriam S. Brandt 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 made adequate provision for payment of any such death taxes which may give rise to such a lien.

WITNESS THE EXECUTION HEREOF this 7th day of June, 2006.

Cumberland Trust & Investment Company executes this instrument solely in its fiduciary capacity and not individually, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

Cumberland Trust & Investment Company Co-Personal Representative

By: Jennifer Callaway:

Marcia Stewart
Marcia Stewart, Co-Personal Representative

Jennifer L. Callaway

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Marcia Stewart** to me known (or proved to me on the basis of satisfactory evidence), to be **Co-Personal Representative of the Last Will and Testament of Miriam S. Brandt** the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such Co-Personal Representatives, for the purposes therein contained.

Witness my hand and official seal on June 7, 2006.

CHRISTY W. VAREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires JULY 21, 2007

State of Tennessee
County of Davidson

Before the undersigned authority, appeared **Jennifer Callaway**, who acknowledged herself to be the **Vice President & Trust Officer** (or other officer authorized to execute this instrument) of **Cumberland Trust & Investment company, which is acting as the Co-Personal Representative of the Last Will and Testament of Miriam S. Brandt** the within named bargainor, an estate, and the execution of the foregoing instrument as such officer of the Corporation acting as such Co-Personal Representative of said Estate for the purpose therein contained.

Witness my hand and official seal on June 7, 2006.

CHRISTY W. VAREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires JULY 21, 2007

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Sworn and subscribed before me this the 7th day of June, 2006

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires JAN. 27, 2007

Wldoc: Deed Wty—12/92