This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/13/06 14:15 5 pgs
Fees:28.00 Taxes:288.60
20060613-0070334

Address New Owner & Send Tax Bills To:

K. Rod McPeters and Vickie L. McPeters
529 Robards Circle
Old Hickory, TN 37137

Map & Parcel Number:

Map 44, Group 15, Parcel 53

SPECIAL WARRANTY DEED

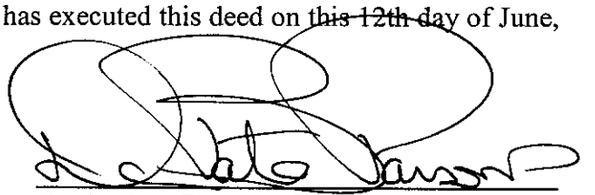
FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **David Bate Parsons, Executor Of The Estate Of Carol K. Wescott** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **K. Rod McPeters** and wife, **Vickie L. McPeters** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on ~~this 12th day~~ of June, 2006.



David Bate Parsons, Executor Of The Estate Of Carol K. Wescott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2006.

Notary Public For The State Of Tennessee

My Commission Expires: May 23, 2009

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named David Bate Parsons, executor of the estate of Carol K. Wescott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as executor, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 12th day of June, 2006.

Notary Public For The State Of Tennessee

My Commission Expires: May 23, 2009

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 81, Section A, Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 56 feet on the westerly side of Cleves Street and extends back between lines 88.8 feet on the northerly side and 88.7 feet on the southerly side to a dead line in the rear measuring 56 feet thereon.

Being the same property conveyed to Carol Wescott by deed from Larry R. Williams, Trustee, under the Will of Eleanor Claus, deceased, of record in Book 5951, Page 878, Register's Office for Davidson County, Tennessee. Carol Wescott died on September 24, 2005. David Bate Parsons was appointed executor of the estate of Carol Wescott by the Seventh Circuit Court for Davidson County, Tennessee, and David Bate Parsons continues to serve as executor at the time of this conveyance. Under the terms of the last will and testament of Carol Wescott, the executor is given the power to transfer the decedent's individually owned real property without the approval of any court or the necessity of joinder by any beneficiary under the last will and testament.

This is improved property known as 708 Cleves Street, Old Hickory, Tennessee 37138.

Exhibit B

Exceptions

1. Easements for utilities serving the subject property.

2. Easements, notes and other matters shown on the Final Plat of Village of Old Hickory Section A, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

3. Facts which would be disclosed by a comprehensive survey of the subject property.