PICK-UP

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/26/06 11:32 5 pgs
Fees:28.00 Taxes:1646.50
20060626-0075897

W & I Ref:(_____) Title No: 47927
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carol J. Elam 3312 Skyline Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 11713001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$445,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sam F. Farrar, Jr., Administrator C.T.A. of the Mary S. Farrar Estate**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol J. Elam** 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. 4 on the Plan of Vailwood Heights of record in Book 1835, page 32 Register's Office for said County, described as follows:

Beginning on the northerly margin of Skyline Drive at the corner of lots Nos. 3 and 4; thence with the line of Lot No. 5; thence with same, westwardly 125 feet to the easterly margin of Skyline Drive; thence with same, southwardly 137 feet to the beginning of a curve; thence around said curve with a radius of 75 feet; southeastwardly 119.7 feet to the northerly margin of Skyline Drive; thence with same, eastwardly 49 feet to the beginning.

Being the same property conveyed to Mary S. Farrar (single) by deed from Douglas J. Yates and wife, Julie T. Yates of record in Book 4394, page 163, said Register's Office. The said Mary S. Farrar has since died. The last will and Testament of Mary S. Farrar of record in Docket No. 06P-4-33 in the Seventh Circuit Court for Davidson County, Tennessee. Probate Division. Appointed the said Lawrence B. Stumb, as Executor with full power to sell, transfer and convey. The said Lawrence B. Stumb, declined to serve as Executor. By Order of the Probate Court, Sam F. Farrar, Jr., was appointed Administrator and C.T.A.

See attached Exhibit "A", a copy of court order appointing Sam F. Farrar, Jr., as Administrator and C.T.A. of the Mary S. Farrar Estate.

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

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 32, said Register's Office, which Plan shows a 60 foot minimum building setback line from the northerly margin of Skyline Drive and a 40 foot minimum setback line from the easterly margin of Skyline Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 3312 Skyline Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2006.

Sam F. Farrar, Jr., Administrator C.T.A. of the
Mary S. Farrar Estate

State of TENNESSEE

County of DAVIDSON

On this 22nd day of June, 2006 , before me the undersigned authority, personally appeared Sam F. Farrar, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

My Commission Expires: _____

Notary

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 $445,000.00

Affiant

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

Sworn and subscribed before me this the 22nd day of June, 2006

Notary Public

My Commission Expires: _____

EXHIBIT "A"

FILED
2006 MAR 15 PM 2:16
RICHARD R. ROOKER, CLERK

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE: ESTATE OF MARY S. FARRAR, DECEASED) NO. 06P-433 D.C.

ORDER

This cause came on to be heard on the 15th day of March, 2006, before Robert H. Bradshaw, Jr., Probate Master, upon the Petition of SAM F. FARRAR, JR. (the "Petitioner") to probate the Last Will and Testament of MARY S. FARRAR, DECEASED. The Petitioner, named as Executor therein, produced in open Court a paper writing purporting to be the Last Will and Testament of MARY S. FARRAR lately deceased, dated February 29, 1996 signed by MARY S. FARRAR and subscribed by JOE PURVINE and WARD DeWITT, JR. as attesting witnesses, and moved that the same be admitted to probate and recorded as the Last Will and Testament of said Decedent.

It appears to the Court from the Affidavit of the subscribing witnesses that (i) said paper writing bearing date as aforesaid and signed by the Decedent was written in the lifetime of the Decedent and signed by her in the presence of witnesses who, at her request and in her sight and presence, and in the sight and presence of each other, subscribed their names thereto as attesting witnesses; (ii) the said instrument was executed by the Decedent on the date it bears as and for her Last Will and Testament; and (iii) MARY S. FARRAR was at

the time of sound and disposing mind and memory and was more than eighteen (18) years of age.

It further appears to the Court that (i) the Decedent died on February 21, 2006, in Davidson County, Tennessee; (ii) her usual place of residence at the time of her death was in Davidson County, Tennessee; (iii) Lawrence B. Stumb was named as Executor and has declined to serve; (iv) Richard Johnson was named alternate Executor and has declined to serve; (v) the residuary beneficiary, MICKIE LEE FARRAR, predeceased the Decedent without issue; and (vi) the Petitioner is the sole beneficiary of the Will and the sole heir at law and under the Tennessee laws of intestacy and waives bond, inventory and accountings.

ALL OF WHICH IS THEREFORE ACCORDINGLY, ORDERED, ADJUDGED and DECREED by the Court; and

IT IS FURTHER ORDERED, ADJUDGED and DECREED by the Court that (i) the said instrument constitutes the true, whole and Last Will and Testament of MARY S. FARRAR, DECEASED, and the same is hereby admitted to Probate as such and the Clerk of the Court is hereby directed to file and record the same; (ii) SAM F. FARRAR, JR. is hereby appointed Administrator C.T.A. of the Estate of MARY S. FARRAR and the Clerk of the Court is hereby directed to issue Letters of Administration to SAM F. FARRAR, JR., without bond and without the requirement of filing inventory and accountings, which are excused by the

Petitioner as sole beneficiary; and (iii) the Administrator shall file an annual status report with the Court.

Entered this 15th day of March, 2006.

ROBERT H. BRADSHAW, JR., Probate Master

PREPARED FOR ENTRY:

WATKINS & McNEILLY, PLLC

By: _____

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