This Instrument Prepared By:

Charles W. McKinney
Two East Main Street
Gordonsville, TN 38563
615/683-8278

Property Tax Information:
Map # 093
Parcel # 045.00
036.00

Send Tax Notice To: (owner)

John L. Millican, III
600 Ichabod Ln.
Pulaski, TN 38478

EXECUTOR'S DEED

WHEREAS THOMAS WARD BONER, a resident of Smith County, Tennessee, died Testate on October 22, 2004, leaving a Last Will and Testament bearing date of July 26, 2002 and two Codicils to said Will bearing dates of July 23, 2002 and October _____, 2004, said instruments being recorded in Will Book N, pages 633-647, Register's Office of Smith County, Tennessee, and on November 8, 2004 Richard E. Carter, Jr. did duly qualify as Executor of the estate of the said Thomas Ward Boner and was on that day issued Letters Testamentary by the Probate Court of Smith County, Tennessee. (Smith County Probate Docket No. P-1206)

By the terms of said Will at the termination of said Estate, all property not otherwise disposed of was to go to a certain testamentary trust established by said Will. Such trust has been established and is entitled the Thomas Ward Boner Testamentary Trust. (Tax Identification Number 20-6875649)

Within the estate of the said Thomas Ward Boner was a certain Tennessee corporate entity, Sunpar, Incorporated, among whose assets was certain real estate hereinafter described. Thomas Ward Boner was the sole shareholder of the said Sunpar, Incorporated. At the termination of said corporation [on September 26, 2005 by the filing of "Articles of Termination Following Administrative Dissolution" with the Tennessee Secretary of State (Request Number 5567-0084)]

Therefore by the powers vested in me by Tennessee Code Annotated 66-4-101 et seq. and in consideration of the above stated premises and other good and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged I, Richard E. Carter, Jr., Executor of the said estate of Thomas Ward Boner, do hereby Quitclaim unto the Thomas Ward Boner Testamentary Trust, John L. Millican, III, Trustee, all right, title, and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and is more particularly described as follows:

ED#4

Davidson County DEEDQC
Recvd: 07/24/06 14:05 3 pgs
Fees:17.00 Taxes:0.00
20060724-0088872

TRACT 1

810 10th Avenue, South, Nashville, Tennessee, further described as being part of Lot "C" on the Map of Palmer Place, as of record in Book 57, Page 117, Register's Office for said County described as follows:

Beginning on the northerly margin of Palmer Place at the southwest corner of part of Lot "C" conveyed to J. K. Winters by deed from John P. Harris, Sr., et al, as of record in Book 939, page 697, said Register's Office; thence with Winter's westerly line, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 40 feet to the easterly margin of another alley; thence with said last mentioned alley, southwardly 80 feet to the northerly margin of Palmer Place; thence with the margin of the same, eastwardly 39.3 feet to the beginning.

TRACT 2

813 Lea Avenue, Nashville, further described as being the westerly 40 feet of Block "B" on the Plan of Palmer Place, as of record in Book 57, Page 117, Register's Office for said County, said part of Block "B" fronts 40 feet on the southerly side of Lea Avenue and runs back between parallel lines, with the easterly margin of an alley, 80 feet to an alley in the rear.

Being the same property conveyed to Joseph F. Duncan and Charles Brooks III by Warranty Deed from Central Cumberland Corporation of record in Book 5781, Page 705, Register's Office of Davidson County, Tennessee.

TRACT 3

Being all of Block "A" on the Plan of Palmer Place of record in Book 57, Page 117, Register's Office for said County.

Said Block "A" begins at a point in the northerly margin of Palmer Place at the northwest intersection of the same and the second alley west of 8th Avenue South, said point being 406 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of said alley northerly 171 feet to the southwesterly intersection of said alley with Lea Avenue which point is 405 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of Lea Avenue westerly 200 feet to the intersection of Lea Avenue and Palmer Place; thence with the northerly margin of Palmer Place 286 feet to the point of beginning.

Being the same property conveyed to James E. Freeman, Trustee, by deed from James Alvin Crossman et ux, of record in Book 5284, Page 134, said Register's Office.

This is improved property known as:

813 Lea Avenue
Nashville, Tennessee

810 Lea Avenue South
Nashville, Tennessee

815-823 Lea Avenue
Nashville, Tennessee

ED#4

Being the same property as conveyed to Sunpar, Inc., by deed from James E. Freeman, Trustee, said deed dated January 18, 1003 and recorded in Record Book 8844, pages 84-86, Register's Office of Davidson County, Tennessee.

Possession to be given with deed.

Grantee to pay 2006 property taxes.

WITNESS MY HAND this the 26th day of June, 2006.

RICHARD E. CARTER, JR.
EXECUTOR of the Estate of Thomas Ward Boner.

ACKNOWLEDGMENTS

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, the within named RICHARD E. CARTER, JR., the Bargainor, with whom I am personally acquainted and who acknowledges that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at offices in Gordonsville, Tennessee, this the 26th day of June, 2006.

NOTARY PUBLIC

CHARLES W. McKINNEY NOTARY PUBLIC AT LARGE SMITH COUNTY, TN

My Commission Expires:

1/15/2008

ED#4