Davidson County DEEDWARR
Recvd: 05/14/07 14:17 4 pgs
Fees:23.00 Taxes:680.46
20070514-0057552

This Instrument Prepared by:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

SPECIAL WARRANTY DEED

Grantor:	**Sarah S. Wood and James K. Sheridan, Executors of the Estate of Bradford K. Sheridan, Deceased**
Grantee:	**Pamela Jean Collins, Trustee of the Pamela Jean Collins Living Trust, established March 30, 2007**
County:	**Davidson County**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Pamela Jean Collins, Trustee 206 Sheffield Place Nashville, TN 37215	**Map and Parcel No. (s):** 131-9-A, Par 4

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF WILLIAMSON)	
The actual consideration or value, whichever is greater, for this transfer is $ 183,908.90 ~~Pamela Jean Collins, Trustee~~ Affiant	Subscribed and sworn to before me, this 11th day of May, 2007. Notary Public My commission Expires:_____. JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008 *affix seal here*

WHEREAS, on January 2, 2003, Bradford K. Sheridan (the "Decedent") died a resident of Davidson County, Tennessee;

WHEREAS, on January 22, 2003, the Decedent's last will and testament was admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee, Case

No. 03P108, and is presently lodged with the Clerk of the Court as Instrument No. 5027/999038;

WHEREAS, under Section 1.2 of Article I of Decedent's will, Sarah S. Wood, James K. Sheridan and First American National Bank, N.A., are appointed to serve together as Executors. AmSouth Bank, successor to First American National Bank, N.A., declined to serve as Executor. The Decedent's children, pursuant to their power to do so under Article V of the Decedent's will, appointed Sarah S. Wood and James K. Sheridan to serve together as Executors;

WHEREAS, Section 9.1 of the Decedent's will incorporates the statutory powers under T.C.A. § 35-50-110, which powers include the power to sell real estate;

WHEREAS, Section 10.2 of the Decedent's will provides with respect to the Decedent's real estate:

> *All real estate is part of my probate estate and shall be treated in all respects as personal property for administration purposes including, but not limited to, the power of the executor to control and manage the real estate during the administration of my estate and the power of the executor to sell real estate without the joinder of any party and without the approval of any court.*

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Sarah S. Wood and James K. Sheridan, Executors of the Estate of Bradford K. Sheridan, Deceased** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey unto **Pamela Jean Collins, Trustee of the Pamela Jean Collins Living Trust established March 30, 2007** (hereinafter, "Grantee"), her successors and assigns, the Grantor's undivided forty-four and fifty-three/one hundreds percent interest (44.53%) in the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as may be disclosed hereunder.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the claims of all persons claiming by or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed on this 11th day of May, 2007.

Sarah S. Wood
Executor of Estate of
Bradford K. Sheridan, Deceased

James K Sheridan
Executor of Estate of
Bradford K. Sheridan, Deceased

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sarah S. Wood, Executor,** and **James K. Sheridan, Trustee,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2007.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

Notary Public

My Commission Expires _____.

EXHIBIT A

Being Unit number 4 situated on limited common element #4 as shown on the recorded plan of SHEFFIELD CONDOMINIUMS, a condominium development as of record in Book 5200, Page 348, Registrar's Office for Davidson County, Tennessee, reference to which is here made.

This conveyance is made subject to all the requirements of the law of Tennessee respecting the establishment of a condominium development and further subject to all the requirements, easements, burdens, assessments liens, restrictions, and conditions without limitation as set out in the Master Deed of record in Book 5774, Page 280, as shown on the plan of record in Book 5200, Page 348, and as set out in the instrument of restrictions of record in Book 5774, Page 295, revised in Book 5799, page 408, all in the Register's Office for said County. The Property is further encumbered by applicable property taxes for the year 2007.

Being the same property conveyed to Bradford K. Sheridan from John T. Rochford III by deed of record in Book 5819, page 125, Register's Office for Davidson County, Tennessee. And being the same property in which un undivided 55.47% interest thereof was conveyed to Sarah S. Wood and James K. Sheridan, Trustees of the Family Trust under the Will of William F. Sheridan, Jr., from the Grantor hereunder by deed of record as Instrument No. 20030529-0072601, Register's Office for Davidson County, Tennessee.

This is improved property known as 206 Sheffield Place, Nashville, TN 37215.