Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1201

Davidson County DEEDWARR
Recvd: 06/21/07 16:19 2 pgs
Fees:13.00 Taxes:2127.50
20070621-0074476

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Estate of D. Cliffe Stone, Jr, deceased , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto The Baskin Company, LLC, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: To Wit:

Being the easterly 40 feet of Lot No. 3, and the westerly 45 feet of Lot No. 2, of Block E, on the Map of Whitland Realty Company's Subdivision as of record in Book 332, Page 141, Register's Office, Davidson County, TN.

Said easterly 40 feet of Lot No. 3, and westerly 45 feet of Lot No. 2 front together 85 feet on the South side of Whitland Avenue, formerly Bowling Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property devised to D. Cliffe Stone, Jr. by will of Mrs. Cliffe D. Stone, a.k.a Bessie K. Stone, said Will being of record in Will Book 96, Page 426, Probate Court for Davidson County, TN. Being the same property conveyed to Bessie Kane Stone, a.k.a Elizabeth Kane Stone, a.k.a. Mrs. Cliffe D. Stone, by Deed dated September 16, 1924 and recorded in Book 644, Page 706, Register's Office, Davidson County, TN. Said Cliffe D. Stone, Jr. is deceased and his Will probated as Docket No. 07P-269, Seventh Circuit Court for Davidson County, TN, instructs and authorizes the Executor of his estate to sell the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3819 Whitland Avenue, Nashville TN, 37205.

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 does hereby covenant with the said Grantee that Grantor is authorized to convey said land in fee simple, and has good right to convey it. Grantor does further covenant and bind Grantor, its successor and assigns, to warrant and defend title to the property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2007

Estate of D. Cliffe Stone, Jr , deceased

Executor:
Alfred B. Ritter

Executor:
Regions Bank
BY: Thomas A. Allen
Vice President

State of Tennessee)
County of Davidson)

On this 15th day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alfred B. Ritter, the bargainor(s), 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.

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-25-07

State of Tennessee)
County of Davidson)

On this 15 day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared Thomas A. Allen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of the Regions Bank, the within named bargainor, a corporation, and as such officer as Regions Bank, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President

Witness my hand and seal in Nashville, Tennessee, this 15 day of June, 2007.

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-25

State of Tennessee)
County of ~~Davidson~~)
Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 575,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2007.

Notary Public

My Commission Expires: June 19, 2007

PATRICK J. MURPHY NOTARY PUBLIC AT LARGE WILLIAMSON

NEW OWNER:
The Baskin Company, LLC
Suite 221, 1612 Westgate Circle
~~Nashville~~, TN 37027
Brentwood

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
103-160-100.00