Davidson County DEEDWARR
Recvd: 09/10/07 13:56 3 pgs
Fees:17.00 Taxes:0.00
20070910-0108421

Prepared by
Marjorie S. Baker
Williams, McDaniel, Wolfe & Womack, P.C.
5521 Murray Road
Memphis, Tennessee 38119-3717
(901) 767-8200

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **The Estate of Samuel Christian Boyer, Jr., appearing herein by and through Cynthia Cook, the duly appointed, qualified and serving Personal Representative of that estate**, has bargained, sold and conveyed and by these presents does transfer, sell, and convey unto Elizabeth Massey Boyer and Samuel Christian Boyer, III, as tenants-in-common, hereinafter called the Grantee, Grantee's successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 105 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, Pages 94 and 95, Register's Office for said County. Said Lot No. 105 fronts 60 feet on the westerly side of Pembroke Avenue and runs back between lines, 167 feet on the southerly line and 174.5 feet on the notherly line to a dead line in the rear on which it measures 60.7 feet. This property is improved and known as 109 Pembroke, Nashville, Tennessee.

This real property being all or part of the property conveyed to S. C. Boyer and wife, Virginia Winston Boyer by deed of record at Book 8269, Page 992 in the Register's Office of Davidson County, Tennessee. Virginia Winston Boyer died on or about January 9, 1991, leaving S. C. Boyer as the surviving tenant by the entirety. S. C. Boyer subsequently died on November 9, 2006. S. C. Boyer is the same person as Samuel Christian Boyer, Jr. The Estate of Samuel Christian Boyer, Jr. appears herein as Grantor under the probate proceeding in the Probate Court of Madison County, Tennessee, Docket No. 07-13876.

Any and all provisions of this Special Warranty Deed notwithstanding, the property conveyed herein and all improvements thereon are being conveyed in "**AS IS, WHERE IS WITH ALL FAULTS**" condition with no repairs to be made by Grantor and no warranty by Grantor as to the fitness or defects of any nature or kind as to the property and any improvements on the property to Grantee, their successors, heirs and assigns. Grantor has not made and does not hereby make (except as expressly set forth in this deed) any representations

or warranties of any nature, kind or character whatsoever, express or implied, with respect to the property or its improvements, its condition, (environmental, or otherwise), uses, fitness for any particular purpose, income to be derived therefrom or expenses to be incurred with respect thereto, and Grantor hereby disclaims and renounces any such representations or warranties.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by or through the Grantor, an estate, but not further or 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.

This is a transfer to implement and reflect on the public records a testamentary devise. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409 (a)(3)(D).

WITNESS the Grantor's hand in Memphis, Tennessee on this 15 day of August, 2007.

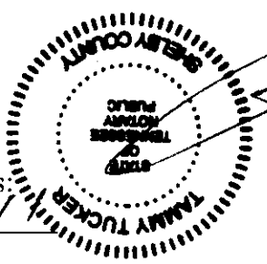
GRANTOR:
Estate of Samuel Christian Boyer, Jr.

By: Cynthia Q. Cook
Cynthia Cook,
Personal Representative

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Cynthia Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the duly appointed and serving Personal Representative of the Estate of Samuel Christian Boyer, Jr., the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand, at office, in Memphis, Shelby County, Tennessee this 15 day of August, 2007.



NOTARY PUBLIC

My Commission Expires: 1/16/2011

New Owner Name and Address:
Elizabeth Massey Boyer
625 Brister Place #6
Memphis, Tennessee 38111

This conveyance is exempt from recordation tax under TCA§ 67-4-409 (a)(3)(D). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).

Samuel Christian Boyer, III
180 South Highland #2
Memphis, Tennessee 38111

Property Address:
109 Pembroke
Nashville, Tennessee

Mail Tax Notice to:
Samuel Christian Boyer, III
180 South Highland #2
Memphis, Tennessee 38111

Map and Parcel Number: 130-2-53.

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