Davidson County DEEDWARR
Recvd: 03/10/09 13:00 3 pgs
Fees:17.00 Taxes:0.00
20090310-0021598

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

EXECUTORS' SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Henriette B. Morris and Andrew B. Benedict, III Co-Trustees of the Andrew B. Benedict, Jr. Revocable Trust 4112 Estes Road Nashville, TN 37215	Same	Parcel ID Number 116-16-0A 00600

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand, the receipt of which is hereby acknowledged, Henriette B. Morris and Andrew B. Benedict, III, as Executors of the Will of Andrew B. Benedict, Jr. ("Grantors"), by these presents do hereby convey to Henriette B. Morris and Andrew B. Benedict, III, as Successor Co-Trustees of the Andrew B. Benedict, Jr. Revocable Trust, their respective successors and assigns ("Grantees"), all of their right, title and interest as Executors of the Estate of Andrew B. Benedict, Jr. in and to the certain tract or parcel of land located in the Davidson County, Tennessee, described as follows:

Being condominium Unit No. 3-B as located on Lot No. 3 of "The Garden" of record in Book 5200, page 224, Register's Office for said county, and as shown on Exhibit "B" to the master deed and by-laws of "The Garden", Lots 3, 4, 5 and 6 condominiums, of record in Book 5810, page 173, said Register's Office, to which reference is here made for a more complete description of said unit, together with an appurtenant interest in the common and limited common areas as shown on said Exhibit "B" and as set out in Master Deed and by-laws applicable to said Unit 3-B.

Said Unit 3-B is subject to the master deed and by-laws of record in Book 5537, page 793, as made applicable to "The Garden", Lots 3, 4, 5, and 6 condominiums, by instrument of record in Book 5679, page 91, as amended in Book 5810, pages 171-173, said Register's Office.

Being the same property conveyed to Andrew B. Benedict, Jr. (deceased, will of record in Davidson County Tennessee Circuit Court- Probate Division Docket 09P-9) and wife, Sarah Bryan Benedict (having predeceased Andrew B. Benedict, Jr. on July 28, 1992) as of record in deed of record in Deed Book 5838 Page 296 Register of Deeds for Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantees, their successors and assigns, forever.

Grantors covenant and binds themselves, their successors and assigns to warrant specially and forever defend the title to said real estate to Grantees, their successors and assigns, against the lawful claims of all persons claiming through and under Grantors in their capacity as Executor, but not further or otherwise.

This is improved property known as 4112 Estes Road, Nashville,Tennessee.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 24 day of February, 2009.

Henriette B. Morris, as Co-Executor of the Estate of Andrew B. Benedict, Jr.

Andrew B. Benedict, III, as Co-Executor of the Estate of Andrew B. Benedict, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Henriette B. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as a Co-Executor of the Estate of Andrew B. Benedict, Jr., for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 2009.

Notary Public

JULIE E. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES:
November 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Andrew B. Benedict, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as a Co-Executor of the Estate of Andrew B. Benedict, Jr., for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 2009.

Notary Public

JULIE F. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES:
November 22, 2010

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