Davidson County DEEDWARR
Recvd: 03/10/09 13:04 3 pgs
Fees:17.00 Taxes:0.00
20090310-0021599

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

TRUSTEES' SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Henriette B. Morris 4112 Estes Road Nashville, TN 37215	Same	Parcel ID Number 116-16-0A-00600

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of all of which is hereby acknowledged, we, Henriette B. Morris and Andrew B. Benedict, III as Successor Co-Trustees of the Andrew B. Benedict, Jr. Revocable Trust ("Grantors"), do hereby convey unto Henriette B. Morris ("Grantee"), her successors and assigns, all of our right, title and interest as Successor Co-Trustees of the Andrew B. Benedict, Jr. Revocable Trust in and to the real property located in Davidson County, Tennessee, described below:

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 Henriette B. Morris and Andrew B. Benedict, III, as Co-Trustees of the Andrew B. Benedict, III Revocable Trust by Executors' Special Warranty Deed of record as Instrument No. 20090310-0021599, Register's Office of Davidson County, Tennessee.

The source of these descriptions is 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 heirs and assigns, forever.

Grantors covenant and bind themselves, their successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, her heirs 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.

Pursuant to Section 67-4-409(a)(3)(G) of the Tennessee Code Annotated, there is no recordation tax levied on the transfer of any real estate by a deed executed by a trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust.

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

Henriette B. Morris

Henriette B. Morris, Co-Trustee of the Andrew B. Benedict, Jr. Revocable Trust

Andrew B. Benedict III

Andrew B. Benedict, III, Co-Trustee of the Andrew B. Benedict, Jr. Revocable Trust

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, one of the within named bargainors, 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 Co-Trustee of the Andrew B. Benedict, Jr. Revocable Trust for the purposes therein contained.

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

Notary Public

JULIE B. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, one of the within named bargainors, 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 Co-Trustee of the Andrew B. Benedict, Jr. Revocable Trust for the purposes therein contained.

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

Notary Public

JULIE B. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
November 22, 2010

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