BILL GARRETT, Davidson County
Trans:T20090022736 DEEDWARR
Recvd: 04/06/09 12:40 3 pgs
Fees:17.00 Taxes:0.00
20090406-0031177

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

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Audrey J. Lane, Raymond D. Lane, Jr., and Nancy Ruth Lane Edwards as Trustees of the Raymond D. Lane Family Trust u/w/o Raymond D. Lane 1305 4th Avenue N Nashville, TN 37208	Same	Parcel ID Number 08209016900

EXECUTORS' SPECIAL WARRANTY DEED

WHEREAS, Raymond D. Lane died testate on January 15, 2008, leaving a Last Will and Testament dated April 4, 2003, which has been probated and is properly recorded in Docket #08P233 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Raymond D. Lane, Jr. and Nancy Ruth Lane Edwards are the duly qualified and acting Executors of the Estate of Raymond D. Lane; and

WHEREAS, Raymond D. Lane owned one-half (1/2) of the real property described below at the time of his death (the "Property"); and

WHEREAS, the said Will vests the power and responsibility in the Executors for allocating the assets of the Estate among the beneficiaries of the Will; and

WHEREAS, the Executors have determined that the property described herein shall be allocated to Raymond D. Lane, Jr. and Nancy Ruth Lane Edwards as Co-Trustees of the Raymond D. Lane Family Trust established under paragraph 9 of the Will; and

WHEREAS, pursuant to Section 67-4-409(3)(F) of the Tennessee Code Annotated, there is no recordation tax levied on the transfer of any real estate by a deed executed by an executor to implement a testamentary device.

NOW, THEREFORE, pursuant to the authority granted to them as Executors under the Last Will and Testament of Raymond D. Lane, deceased, Raymond D. Lane, Jr. and Nancy Ruth Lane Edwards, as Executors of the Will, and not further or otherwise, ("Grantors") do hereby

bargain and sell, and by these presents transfer and convey unto Raymond D. Lane, Jr. and Nancy Ruth Lane Edwards as Co-Trustees of the Raymond D. Lane Family Trust, under will of Raymond D. Lane, their respective successors and assigns ("Grantees"), with full power to transfer, convey, mortgage and encumber without the joinder or consent of any beneficiary, all of Raymond D. Lane's interest in and to the certain tracts or parcels of land located in the Davidson County, Tennessee, described as follows:

TRACT I:

Being parts of Lots No. 53 and 54 on the Plan of D. T. McGavock's First Addition as of record in Book 10, pages 606 to 609, inclusive, Register's Office for said County, as follows:

Beginning on the westerly margin of Fourth Avenue, formerly Cherry Street, at a point 50 feet north of the northerly margin of Monroe Street; thence with the westerly margin of Fourth Avenue North, northwardly 46 feet 3½ inches, more or less, to the southeast corner of the property conveyed to Horace D. Boyd and wife, by deed from Josephine Scheffer, as of record in Book 404, page 360, said Register's Office; thence with said Scheffer's southerly line, westwardly 175 feet more or less to the easterly margin of an alley; thence with said alley, southwardly 46 feet 3½ inches, more or less, to a point 50 feet north of the northerly margin of Monroe Street; thence eastwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to Raymond Lane and Robert Gibson by deed from Roy Conway Flowers, of record in Book 3677, page 282, Register's Office of Davidson County, Tennessee.

TRACT II:

Being part of Lot No. 54 on D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606 to 608, Register's Office for said County, and described as follows:

Beginning on the westerly margin of Fourth Avenue North, formerly Cherry Street, at a point 96 feet 3½ inches northerly from the northerly margin of Monroe Street, this being the northeast corner of the lot conveyed to J. D. Allen by L. D. Rifoos; thence with said Avenue, northerly 46 feet 3½ inches to the southeast corner of the lot conveyed by said Rifoos to R. L. Caruthers; thence with Caruthers' southerly line westerly 175 feet more or less to the easterly margin of an alley; thence with said alley, southwardly 46 feet 3½ inches, more or less, to the northwest corner of said Allen lot; thence with the northerly line of said Allen lot, eastwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to Raymond Lane and Robert Gibson by deed from Wilhelm H. Sander and wife, Margaret Agnes B. Sander, and Elizabeth Mary Brunner as of record in Book 3677, page 281, Register's Office for Davidson County, Tennessee.

The descriptions of Tract I and Tract II herein are the same as those contained in the prior deeds.

This is improved property known as 1305 4th Avenue N, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their respective successors and assigns, forever.

Grantors do hereby covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind Grantors and Grantors' representatives to warrant and forever defend the title to said land to Grantees, their respective successors and assigns, against the lawful claims of all persons claiming through and under Grantors.

WITNESS our hands this 17th day of March, 2009.

Raymond D. Lane, Jr., Co-Executor

Nancy Ruth Lane Edwards, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Raymond D. Lane, Jr. and Nancy Ruth Lane Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Co-Executors of the Estate of Raymond D. Lane for the purposes therein contained.

WITNESS my hand, at office, this 17 day of March, 2009.

Martha B. Brown
Notary Public

MARTHA B. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Jan 23, 2010