PICK-UP

BILL GARRETT, Davidson County
Trans:T20090032606 DEEDWARR
Recvd: 05/18/09 11:19 2 pgs
Fees:12.00 Taxes:0.00

20090518-0045355

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8100 Isabella Lane, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $ -0-.

Affiant

Subscribed and sworn before me this the 18th day of May, 2009.

Notary Public
My commission expires: 09/25/10

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXECUTOR'S SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bill to:	Tax Information:
William Starnes Patterson 3605 Central Avenue Nashville, TN 37205	Same	Map 104-5, Parcel 303

WHEREAS, Martha Patterson Brown (f/k/a Martha Hunter Patterson) died testate on March 24, 2004, leaving a Last Will and Testament dated November 27, 1989, which has been probated and is properly recorded as Docket No. P-070-04; In the Estate of Martha Patterson Brown, Deceased; in the Chancery Court for Maury County, Columbia, Tennessee; and

WHEREAS, Bobby W. Brown is the duly appointed and acting Executor of the Estate of Martha Patterson Brown; and

WHEREAS, the will of the said Martha Patterson Brown(f/k/a Martha Hunter Patterson) vests title to her interest in the Property in her one son, William Starnes Patterson; 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 him as Executor under the Last Will and Testament of Martha Patterson Brown, deceased, Bobby W. Brown, as Executor of the Will, and not further or otherwise, ("Grantor") does hereby bargain and sell, and by these presents transfer and convey unto William Starnes Patterson ("Grantee") all of Martha Patterson Brown's interest in the certain tract or parcel of land in Davidson County, Tennessee more particularly described in "Exhibit A".

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY located at 3605 Central Avenue, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever.

Grantor does hereby covenant with Grantees that Grantor has 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 Grantor does further covenant and bind herself and her representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not otherwise.

Witness my hand this the 18th day of May, 2009.

Bobby W. Brown, as Executor of the Estate of Martha Patterson Brown, and not further or otherwise

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bobby W. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2009.

My commission expires: 09/25/10

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

Property Description

Map/Parcel 104-5-303

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot 126. All of Lot No. 128 and the Easterly 10 feet of Lot No. 130 on the Map of Richland Realty Company's Second Subdivision, Division "B", of Record in Book 332, Page 92 Register's Office for said County.

Said Part of Lot No. 126, All of Lot No. 128 and Part of Lot No. 130 front together 75 feet on the Southerly side of Central Avenue and run back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Warren Shelley Patterson and wife, Martha Hunter Patterson by Deed from Robert F. Rider and wife Wilma L. Rider, of Record in Book 2855, Page 207, Register's Office for said County: the said Warren Shelley Patterson having since died.