| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Ann R. Roberts<br>Trustee of the Martin S.<br>Roberts, Jr. Family Trust<br>210 Jackson Boulevard<br>Nashville, TN 37205 | 130-12-12RS | Same |
| This instrument prepared by: Bradley Arant Boult Cummings LLP<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Ann Reynolds Roberts was appointed as, Executrix of the Estate of Martin S. Roberts, Jr., pursuant to Order filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, No. 02P-1346, and the Last Will and Testament of Martin S. Roberts, Jr. (the "Will"), recorded as instrument number 4560/841702, Probate Court Clerk's Office for Davidson County, Tennessee (the "Grantor"), has bargained and sold, and by these presents do transfer and convey to Ann R. Roberts, Meredith Roberts Henry and Martin S. Roberts, III as Trustees of the Martin S. Roberts, Jr. Family Trust, as a residuary beneficiary under the Will (the "Grantees"), Grantees' successors and assigns, and to implement a testamentary devise under the Will, certain land in Davidson County, State of Tennessee, being more particularly described as follows on Exhibit A hereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $201,500.00; provided that this transfer is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) because the deed pursuant to which this transfer is made is by an executor to implement a testamentary devise.

Ann R. Roberts
Affiant

Subscribed and sworn to before me this 2ND day of June, 2009.

Mary M. Brown
Notary Public

My Commission Expires: 11/7/2012

MARY M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012

BILL GARRETT, Davidson County
Trans:T20090038800 DEEDWARR
Recvd: 06/10/09 14:28 3 pgs
Fees:17.00 Taxes:0.00

20090610-0054029

This is unimproved property located at 0 Alcott Drive, Nashville, Tennessee.

Current year taxes have been paid. Subsequent years will be assumed by Grantees.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' successors and assigns, forever. Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and bind herself, her successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Notwithstanding the foregoing, Ann Reynolds Roberts, as Executrix of the Estate of Martin S. Roberts, Jr., shall have no personal liability to the Grantees hereunder or otherwise with respect to the Property.

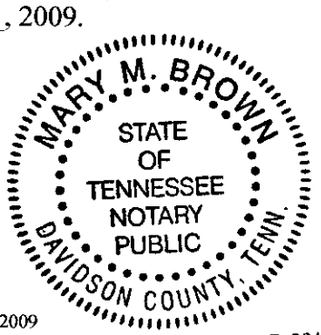
IN WITNESS WHEREOF, the Grantor has executed this Deed this 2ND day of June 2009.

Ann Reynolds Roberts
ANN REYNOLDS ROBERTS, EXECUTRIX OF
THE MARTIN S. ~~ROBERST~~ ROBERTS, JR.

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, Mary M Brown, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann Reynolds Roberts Executrix of the Estate of Martin S. Roberts, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 2ND day of June, 2009.




Mary M Brown
Notary Public
My Commission Expires: 11/7/2012

My Commission Expires NOV. 7, 2012

**EXHIBIT A**
**PROPERTY DESCRIPTION**

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Hycrest Acres No. 3 as of record in book 2331 page 75, Register's Office for said County, described as follows: Beginning on the easterly margin of Alcott Drive at the corner of lots Nos. 11 and 12; thence with the line between said two lots north 82°30' east 328.9 feet; thence north 2° 18" east 151.9 feet to the corner of lots Nos. 10 and 11, thence with the line between said two lots, south 76°03" west 286 feet and south 41° 35 west 108 feet to the easterly margin of Alcott Drive; thence with said Drive with a radius of 50 feet, southwardly 49.74 feet to the beginning.

Being the same property conveyed to Martin S. Roberts, Jr. and wife Dorothy G. Roberts by warranty deed from Alfred W. Taylor, Sr., and Alfred W. Taylor, Jr. and wife Artye C. Taylor of record in book 4204, page 107, Register's Office for Davidson County, Tennessee and Dorothy Roberts, having conveyed her interest in the property to Martin S. Roberts, Jr. by quitclaim deed as of record in Book 11164, page 882, said Register's office; said Martin S. Roberts, Jr. having died on August 4, 2002, whose will is of record as instrument number 4560/841702, Probate Court Clerk's Office for Davidson County, Tennessee.