This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Bonnie J. Prince
2310 Dundee Lane
Nashville, TN 37214

SEND TAX BILL:
Bonnie J. Prince
2310 Dundee Lane
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20100023262 DEEDWARRSP
Recvd: 04/20/10 09:31 4 pgs
Fees:23.00 Taxes:416.25
20100420-0029614

MAP AND PARCEL:
07312005600

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer ~~is~~ $ 112,500.00.

Bonnie J. Prince
AFFIANT

Subscribed and sworn to before me this 19th day of April, 2010.

A. B. Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **David W. Nicks, Co-Executor and Tennessee Baptist Foundation, Co-Executor for the Estate of Claude Harold Nicks,** pursuant to the Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-1535, have this day bargained and sold, and do hereby transfer and convey unto **Bonnie J. Prince**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 3406 Donna Hill Drive, Nashville, TN 37214.

And now **David W. Nicks, Co-Executor and Tennessee Baptist Foundation, Co-Executor for the Estate of Claude Harold Nicks,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Bonnie J. Prince**, her heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of April, 2010.

Estate of Claude Harold Nicks,

By: David W. Nicks, Co-Executor

By: H Garrison Coltharp

H. Garrison Coltharp, Executive Vice President of Tennessee Baptist Foundation, Co-Executor

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **David W. Nicks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is **Co-Executor for the Estate of Claude Harold Nicks,** the bargainor, and as such Co-Executor being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 19th day of April, 2010.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **H. Garrison Coltharp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executive Vice President of **Tennessee Baptist Foundation, Co-Executor for the Estate of Claude Harold Nicks,** . the bargainor, and as such Executive Vice President being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 19 day of April, 2010.

Bonnie B Sneed
NOTARY PUBLIC

My Commission Expires: 7-24-10

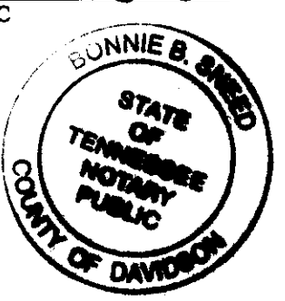


EXHIBIT A

Being Lot No. 173, Section 1, on the plan of Sunset View Subdivision, of record in Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Claude H. Nicks by deed from Charles E. Ford, Jr. and wife, Lucille G. Ford dated 3/7/72, of record in Book 4581, page 969, Register's Office for Davidson County, Tennessee. Claude H. Nicks, a/k/a Claude Harold Nicks, having since died on July 24, 2005, testate, his Last Will and Testament is of record in The Seventh Circuit Court, Davidson County, Tennessee, Probate Division, Docket No. 05P-1535. The Will directed the fiduciary(ies) to dispose of the property in accordance to the terms of his Last Will and Testament. Pursuant to a Court Order, David W. Nicks and Tennessee Baptist Foundation are to serve as Co-Executors for the Estate of Claude Harold Nicks and further evidence by Letters Testamentary.

EXHIBIT B

This conveyance is subject to taxes for the year 2010, prorated and assumed by the Grantee; to all matters as set out on the plan of record in Book 2663, pages 27 and 28; to the restrictive covenants as set out in Book 2492, page 307, and Book 2492, page 631, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all claims, debts or unpaid taxes, including TennCare, against the Estate of Claude Harold Nicks.
This property is being sold as is.