BILL GARRETT, Davidson County
Trans:T20100039888 DEEDWARRSP
Recvd: 06/30/10 10:44 2 pgs
Fees:12.00 Taxes:0.00
20100630-0051085

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map and Parcel
James Walton Lipscomb, III, Trustee of the Mary Evelyn W. Lipscomb Family Trust 30 Foxhall Close Nashville, TN37215	Same	Map 78L, Group F Parcel 13 Davidson County

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand, the receipt of which is hereby acknowledged, I, JAMES WALTON LIPSCOMB, III, in my capacity as the EXECUTOR OF THE ESTATE OF MARY EVELYN W. LIPSCOMB (the "Grantor"), by these presents do hereby convey to JAMES WALTON LIPSCOMB, III AS TRUSTEE OF THE MARY EVELYN W. LIPSCOMB FAMILY TRUST, his successors and assigns (the "Grantee"), a one-half interest in that certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 30 on the Plan of Foxhall Close, a Planned Residential Development, of record in Book 4860, page 46, Register's Office for said County, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to James Walton Lipscomb, III and Mary Evelyn W. Lipscomb as tenants in common by deed of record recorded in Deed Book 11572, page 551, Register's Office of Davidson County, Tennessee, the said Mary Evelyn W. Lipscomb having since died testate, a resident of Davidson County, Tennessee (see docket # 10P7 Seventh Circuit Court of Davidson County, Probate Division).

The foregoing description is the same as that contained in 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 Grantee, his successors and assigns, forever.

Grantor covenants and binds himself, his successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

This is improved property known as 30 Foxhall Close, Nashville TN 37215.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

IN WITNESS WHEREOF, I have executed this instrument on this 1 day of June, 2010.

James Walton Lipscomb III, Executor of the Estate of Mary Evelyn W. Lipscomb

JAMES WALTON LIPSCOMB, III, EXECUTOR OF THE ESTATE OF MARY EVELYN W. LIPSCOMB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James Walton Lipscomb, III, the within named bargainor 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 for the purposes therein contained.

WITNESS my hand, at office, this 1 day of June, 2010.

Notary Public

My Commission Expires:
Sept 3 2012

NICK BRUSICH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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