BILL GARRETT, Davidson County
Trans:T20100053190 DEEDWARRSP
Recvd: 08/26/10 12:48 2 pgs
Fees:12.00 Taxes:0.00
20100826-0067615

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
Carl A. Gardner P.O. Box 2009 Brentwood, TN 37024-2009	Same	Map 159 Parcel 119 Davidson County

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand, the receipt of which is hereby acknowledged, I, CARL A. GARDNER, in my capacity as the EXECUTOR OF THE ESTATE OF MARILYN A. GARDNER (the "Grantor"), by these presents do hereby convey to CARL A. GARDNER, his heirs and assigns (the "Grantee"), all of the estate's interest (said interest being a one-half undivided interest) in that certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

A tract of land in the 11th Civil District of said County and State, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at an iron pin at the southwest corner of the Hougland property; thence with Hougland's west line northwardly 660 feet; thence westwardly 300 feet; thence southwardly 660 feet to the northerly margin of Old Hickory Boulevard; thence with said Boulevard eastwardly 300 feet to the point of beginning.

Being the same property conveyed to Marilyn A. Gardner by Executor's Quitclaim Deed of record recorded as instrument number 20050322-0031392, Register's Office of Davidson County, Tennessee, the said Marilyn A. Gardner having since died testate, a resident of Davidson County, Tennessee (see docket # 09P1298 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 heirs 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 heirs 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 1100 Old Hickory Boulevard, Brentwood TN 37027.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have executed this instrument on this 29 day of July, 2010.

Carl A Gardner

CARL A. GARDNER, EXECUTOR OF THE ESTATE OF MARILYN A. GARDNER

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Carl A. Gardner, 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 29 day of July, 2010.

Karen H. Vaughan

Notary Public

KAREN H. VAUGHAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 1/23/2011

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Carl A Gardner

Affiant

Subscribed and sworn to before me this 29 day of July, 2010.

Karen H. Vaughan

Notary Public

KAREN H. VAUGHAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 1/23/2011

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