BILL GARRETT, Davidson County
Trans:T20100053190 DEEDWARRSP
Recvd: 08/26/10 12:49 3 pgs
Fees:17.00 Taxes:0.00
20100826-0067616

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		Map 160 Parcel 102 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-fifth 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 2nd Councilmanic District Metropolitan Nashville – Davidson County, Tennessee. Being shown as Parcel 102 on Tax Map 160 and being more particularly described as follows:

Beginning at a P.K. nail set on the northerly right-of-way line of Old Hickory Boulevard (as widened) at a corner of AAMP, LLC Property as evidenced in Deed Book 8250, page 785, Register's Office for Davidson County, Tennessee (formerly Herbert A. Summar property); thence,

1) With the northerly right-of-way line of Old Hickory Boulevard (as widened) N 83° 20' 10" E 108.47' to a P.K. nail set; thence

2) With a curve to the left (radius 40.00') northeasterly a distance of 48.64' to an existing P.K. nail on the westerly right-of-way line of Franklin Pike U.S. 31 and having a chord bearing and distance of N 48° 30' 09" E 45.696'; thence,

3) With an off set in right-of-way for signal poles N 79° 54' 57" W 4.82' to a P.K. nail set; thence,

4) N 9° 53' 53" E 5.00' to a P.K. nail set; thence,

5) S 79° 54' 57" E 5.00' to an existing P.K. nail; thence,

6) With the westerly right-of-way line of Franklin Pike (as widened) N 9° 53' 53" E 26.24' to an existing iron pin at the beginning of a curve; thence,

7) Continuing with said right-of-way with a curve to the right (radius 1472.68') northeasterly a distance of 150.04' to an iron pin set at off set in right-of-way and having a chord bearing and distance of N 13° 07' 06" E 149.976'; thence,

8) N 75° 17' 01" W, passing an existing iron pin at a corner of AAMP, LLC property of record in Deed Book 10412, page 15, Register's Office for Davidson County, Tennessee, at 15.00', a total of 55.62' to an iron pin set; thence,

9) With the common line of herein described property and AAMP, LLC property N 75° 47' 32" W 22.00' to an iron pin set; thence,

10) Continuing with the common line of AAMP, LLC with a curve to the right (radius 797.02') southwesterly a distance of 263.00' to the point of beginning and having a chord bearing and distance S 23° 59' 04" W 261.806' and containing 21,146 Sq. Ft. or 0.485 acres.

Being the same property conveyed to Marilyn A. Gardner by Executor's Quitclaim Deed of record recorded as instrument number 20050816-0096825, 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 5621 Franklin Pike, Brentwood TN 37027.

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

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:
1/23/2014

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

My commission expires: 1/23/2011

KAREN H. VAUGHAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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