This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARRSP
Recvd: 10/12/10 09:41 8 pgs
Fees:43.00 Taxes:3515.00
20101012-0081519

Address New Owner & Send Tax Bills To:

Alfred F. Pisano, III, et al.
5144 North Stanford Drive
Nashville, TN 37215

Parcel Identification:

131 13 0 030.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Jere Grissom Ellis, Executor Of The Estate Of James Wood Ellis, Sr.** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Alfred F. Pisano, III,** and wife, **Jean B. Pisano** (hereinafter collectively referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, their heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefore, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 11th day of October, 2010.

Jere Grissom Ellis, Executor Of The Estate Of James Wood Ellis, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2010.

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: January 9, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jere Grissom Ellis, executor of the estate of James Wood Ellis, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as executor, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of October, 2010.

Notary Public For The State Of Tennessee
My Commission Expires: January 9, 2012

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Tract One

Legal Description

Being Lot No. 6 on Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Stanford Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northeastwardly 619.5 feet; thence southwardly 100 feet; thence eastwardly 330 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, southwestwardly 848 feet to the northeasterly margin of Stanford Drive; thence with said Drive, northwestwardly 200 feet to the beginning.

This conveyance is specifically made subject to restrictive covenants contained in an instrument executed by R. D. Stanford, *et al.*, dated March 4, 1937, filed March 4, 1937, and recorded in Book 1027, Page 78, in the Register's Office for Davidson County, Tennessee.

Derivation

Being the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from N.B. Morris and wife, Dorothy B. Morris, of record in Book 1855, Page 135, in the Register's Office for Davidson County, Tennessee. James W. Ellis and wife, Martha G. Ellis, subsequently severed their tenancy by the entirety in this property by deed of record in Book 10087, Page 779, in the Register's Office for Davidson County, Tennessee. Thereafter, Martha G. Ellis died on July 4, 1996, owning a one-half undivided interest in this property; her last will and testament, under the name of Martha Grissim Ellis, was admitted to probate by the Probate Court of Davidson County, Tennessee, and it is of record in Will Book 207, Page 671. Under the last will and testament of Martha Grissim Ellis, her one-half undivided interest in this property passed to the personal representative of her estate. By deed of record in Book 11037, Page 389, in the Register's Office for Davidson County, Tennessee, James Wood Ellis, Sr., executor of the estate of Martha Grissim Ellis, deeded this one-half undivided interest to James Wood Ellis, Sr., thereby making James Wood Ellis, Sr., the sole owner of the property. James Wood Ellis, Sr., died on January 21, 2010. Jere Grissom Ellis was appointed executor of the estate of James Wood Ellis, Sr., by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and continues to serve as executor of the estate at the time of this conveyance. Under the terms of the last will and testament of James Wood Ellis, Sr., the executor is given the power to transfer the decedent's individually owned real property without the approval of any court or the necessity of joinder by any beneficiary under the last will and testament. Martha G. Ellis and Martha Grissim Ellis are one and the same person; and James W. Ellis and James Wood Ellis, Sr., are one and the same person.

Excluded From Tract One

Included in the foregoing description of Tract One, but excluded from the present conveyance, is the following described tract or parcel of land that James W. Ellis and wife, Martha G. Ellis, previously conveyed to Stephen C. Asbury and wife, Barbara Asbury, by deed of record in Book 5582, Page 7, in the Register's Office for Davidson County, Tennessee.

Being land lying in the 1st Civil District of Davidson County, Tennessee, described according to a survey of T & H Land Surveyors, prepared for David Kline, entitled Revised Resubdivision Lot 7 and a portion of Lot 6, Westwood Subdivision, dated March 5, 1980, and being more particularly described as follows:

Beginning at a point in the westerly margin of Lot 255, Section Two, Tynewood Estates, of record in Book 2900, Pages 89 and 90, in the Register's Office for Davidson County, Tennessee, said point also being the northeasterly corner of the property conveyed to Stephen C. Asbury and wife, Barbara E. Asbury, by deed from Helen L. Riddle and husband, William S. Riddle, of record in Book 5103, Page 739, re-recorded in Book 5577, Page 939, in the Register's Office for Davidson County, Tennessee; thence from said point of beginning continuing S 88° 28' W 50.0 feet to a point; thence S 4° 25' 45" E 24.48 feet to a point located on the boundary line of Lots 6 and 7 of Westwood Subdivision of record in Book 974, Page 14, in the Register's Office for Davidson County, Tennessee; thence along the boundary line of said Lots 6 and 7, N 61° 50' E 54.55 feet to the point of beginning.

Being part of the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from N.B. Morris and wife, Dorothy B. Morris, of record in Book 1855, Page 135, in the Register's Office for Davidson County, Tennessee.

Tract Two

Legal Description

Being land lying in the 1st Civil District of Davidson County, Tennessee, described according to a survey of T & H Land Surveyors, prepared for David Kline, entitled Revised Resubdivision Lot 7 and a portion of Lot 6, Westwood Subdivision, dated March 5, 1980, and being more particularly described as follows:

From an iron pin in the easterly margin of North Stanford Drive, said iron pin being located at the point of intersection of said roadway and the common corners of Lots 6 and 7 of Westwood Subdivision of record in Book 974, Page 14, in the Register's Office for Davidson County, Tennessee; thence N 61° 50' E, for a distance of 492.84 feet, along the boundary line of said Lots 6 and 7 to a point, being the point of beginning for the hereindescribed tract; from said point of beginning continuing N 61° 50' E for a distance of 300.11 feet to a point; thence S 4° 25' 45" E for a distance of 4.45 feet to a point; thence S 62° 36' 56" W for a distance of 298.35 feet to the point of beginning.

Derivation

Being the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from Stephen C. Asbury and wife, Barbara Asbury, of record in Book 5582, Page 4, in the Register's Office for Davidson County, Tennessee. James W. Ellis and wife, Martha G. Ellis, subsequently severed their tenancy by the entirety in this property by deed of record in Book 10087, Page 779, in the Register's Office for Davidson County, Tennessee. Thereafter, Martha G. Ellis died on July 4, 1996, owning a one-half undivided interest in this property; her last will and testament, under the name of Martha Grissim Ellis, was admitted to probate by the Probate Court of Davidson County, Tennessee, and it is of record in Will Book 207, Page 671. Under the last will and testament of Martha Grissim Ellis, her one-half undivided interest in this property passed to the personal representative of her estate. By deed of record in Book 11037, Page 389, in the Register's Office for Davidson County, Tennessee, James Wood Ellis, Sr., executor of the estate of Martha Grissim Ellis, deeded this one-half undivided interest to James Wood Ellis, Sr., thereby making James Wood Ellis, Sr., the sole owner of the property. James Wood Ellis, Sr., died on January 21, 2010. Jere Grissom Ellis was appointed executor of the estate of James Wood Ellis, Sr., by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and continues to serve as executor of the estate at the time of this conveyance. Under the terms of the last will and testament of James Wood Ellis, Sr., the executor is given the power to transfer the decedent's individually owned real property without the approval of any court or the necessity of joinder by any beneficiary under the last will and testament. Martha G. Ellis and Martha Grissim Ellis are one and the same person; and James W. Ellis and James Wood Ellis, Sr., are one and the same person.

Information As To Both Tracts

Tract One (subject to the foregoing exclusion) and Tract Two are improved property known as 5144 North Stanford Drive, Nashville, Tennessee 37215 [Parcel Identification No. 131 13 0 030.00].

Exhibit B

Exceptions

1. Easements, notes and other matters shown on the Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, in the Register's Office for Davidson County, Tennessee; as amended in Book 5190, Page 403, in the Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument executed by R. D. Stanford, *et al.*, dated March 4, 1937, filed March 4, 1937, and recorded in Book 1027, Page 78, in the Register's Office for Davidson County, Tennessee.

3. Title to the portion of the property within the boundaries of any roads.

4. Easements for utilities serving the subject property.

5. Davidson County property taxes for the year 2010, a lien, but not yet due and payable.

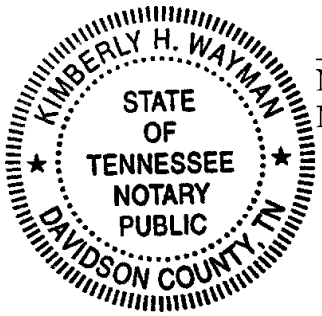
CERTIFICATE OF AUTHENTICITY

I, Kenneth L. Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kenneth L. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Kenneth L. Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013