BILL GARRETT, Davidson County
Trans:T20120009455 DEEDWARRSP
Recvd: 02/07/12 15:10 6 pgs
Fees:32.00 Taxes:0.00
20120207-0011091

EXECUTOR'S SPECIAL WARRANTY DEED

This instrument prepared by:

Joshua L. Rogers
SCHELL BINKLEY & DAVIES, LLC
509 New Highway 96 West, Suite 201
Franklin, TN 37064

Address New Owner:	Send Tax Bills To:	Tax Parcel No.
Geoffrey B. Braden, et al. 2137 Old Hickory Blvd. Nashville, TN 37215	Geoffrey B. Braden, et al. 2137 Old Hickory Blvd. Nashville, TN 37215	Map 104 Group 8 Parcel 146

WHEREAS, by warranty deed dated December 16, 1942, of record in Deed Book 1225, page 602, Register's office of Davidson County, Tennessee, E.S. Brugh, conveyed certain real property located in Davidson County, Tennessee, as more particularly described below (the "Property") to Mary B. Braden a/k/a Mary B. Braden Thomas and, Margaret B. Reynolds a/k/a Margaret Roberts as tenants in common; and

WHEREAS, Mary B. Braden Thomas died testate on December 25, 1996, leaving a Last Will and Testament of record in Will Book 211, page 653, Register's Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, by Executor's Special Warranty Deed dated February 5, 2002 and recorded as Instrument No. 20020205-0015973, Register's Office of Davidson County, Tennessee (attached hereto as **Exhibit 1**), Mary B. Braden Thomas conveyed certain real property located in Davidson County, Tennessee as more particularly described below to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell, their heirs and assigns, all of Mary B. Braden Thomas' interest in and to a certain tract or parcel of land in Davidson County, Tennessee; and

WHEREAS, Margaret Spangler Braden Russell died testate on June 19, 2010, leaving a Last Will and Testament, and said Last Will and Testament has been admitted to probate in Williamson County, Tennessee by Order entered August 10, 2010 (attached hereto as **Exhibit 2**).

WHEREAS, the Last Will and Testament appoints John H. Russell, III as Executor and he has been duly qualified and acting Executor of the Estate;

WHEREAS, the Last Will and Testament vests the power and responsibility in the Executor for allocating the assets of the Estate among said beneficiaries of the Last Will and Testament; and

WHEREAS, the Executor has determined that the property described herein shall be allocated to John H. Russell, III; and

WHEREAS, pursuant to Section 67-4-409(3)(F), there is no recordation tax levied on the transfer of any real estate where such is a deed executed by an executor to implement a testamentary device;

NOW, THEREFORE, pursuant to the authority granted to him as Executor under the Last Will and Testament of Margaret Braden Russell, deceased, John H. Russell, III as Executor of the Last Will and Testament of Margaret Braden Russell, and not further or otherwise, does hereby bargain and sell, and by these

presents transfer and convey unto John H. Russell, III, his heirs and assigns, all of Margaret Braden Russell's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> The southeast corner of Twenty-First Avenue and Blakemore, being the North 90 feet of Lot No. 139 and the North 90 feet of the East 20 feet of Lot 140, on the revised plan of University Place, fronting 70 feet on the Easterly side of Twenty-First Avenue, South, and running back between parallel lines 90 feet to a dead line, and being the same property conveyed to Mary B. Braden and Mrs. Margaret B. Reynolds of Deed in Record Book 1225 Page 602 Register's Office for Davidson County, Tennessee.

The said Mary B. Braden Thomas having since died as stated above.

This is improved property known as 1604 21st Avenue, South, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself and his representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not otherwise.

WITNESS this 3rd day of February, 2012.

JOHN H. RUSSELL, III as Executor of the Estate of
Margaret Braden Russell, and not further or otherwise

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **John H. Russell, III,** with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February, 2012.

PHYLLIS J. KIRKLAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/11/12

18A
mds

Davidson County DEEDWARR
Recvd: 02/05/02 14:32 2pgs
Fees:12.00 Taxes:0.00
[redacted]
20020205-0015973

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

EXECUTORS' SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Geoffrey B. Braden, et al 2137 Old Hickory Blvd. Nashville, TN 37215	Geoffrey B. Braden, et al 2137 Old Hickory Blvd. Nashville, TN 37215	Parcel Identification Number Map 104 Group 8 Parcel 146

WHEREAS, by warranty deed dated December 16, 1942, of record in Deed Book 1225, page 602, Register's office of Davidson County, Tennessee, E. S. Brugh, conveyed certain real property located in Davidson County, Tennessee, as more particularly described below (the "Property") to Mary B. Braden a/k/a Mary B. Braden Thomas and, Margaret B. Reynolds a/k/a Margaret Roberts as tenants in common; and

WHEREAS, Mary B. Braden Thomas died testate on December 25, 1996, leaving a Last Will and Testament of record in Will Book 211, page 653, Register's Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, the Will appoints Geoffrey B. Braden and Mary Ann Chaffin, as Co- Executors, and the said Geoffrey B. Braden and Mary Ann Chaffin are the duly qualified and acting Co-Executors of the Estate; and

WHEREAS, the said Will vests the power and responsibility in the Co-Executors for allocating the assets of the Estate among said beneficiaries of the Will; and

WHEREAS, the Co-Executors have determined that the property described herein shall be allocated to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell; and

WHEREAS, pursuant to Section 67-4-409(3)(F), there is no recordation tax levied on the transfer of any real estate where such is a deed executed by an executor to implement a testamentary device;

NOW, THEREFORE, pursuant to the authority granted to them as Co-Executors under the Last Will and Testament of Mary B. Braden Thomas, deceased, Geoffrey B. Braden and Mary Ann Chaffin, as Co-Executors of the Will, and not further or otherwise, do hereby bargain and sell, and by these presents transfer and convey unto Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell ("Grantee"),their heirs and assigns, all of Mary B. Braden Thomas' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The southeast corner of Twenty-First Avenue and Blakemore, being the North 90 feet of Lot No. 139 and the North 90 feet of the East 20 feet of Lot No. 140, on the revised plan of University Place, fronting 70 feet on the Easterly side of Twenty-First Avenue, South, and running back between parallel lines 90 feet to a dead line, and being the same property conveyed to Mary B. Braden and Mrs. Margaret B. Reynolds of Deed in Record Book 1225 Page 602 Register's Office for Davidson County, Tennessee.

The said Mary B. Braden Thomas having since died as stated above.

EXHIBIT
tabbies
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This is improved property known as 1604 21st Avenue, South, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

Grantors do hereby covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves and their representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth above), but not otherwise.

WITNESS our hands this 31 day of Dec, 2001.

Geoffrey B. Braden as Co-Executor of the Estate of Mary B. Braden Thomas, and not further or otherwise

Mary Ann Chaffin, as Co-Executor of the Estate of Mary B. Braden Thomas, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, ELEANOR H. HUGHES, a Notary Public, Geoffrey B. Braden, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of Dec, 2001.

ELEANOR H. HUGHES DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: Commission Expires MAR 23, 20

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, ELEANOR H. HUGHES, a Notary Public, Mary Ann Chaffin, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of Dec, 2001.

ELEANOR H. HUGHES DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: MAR 23, 20
HILLR/ 2223797

FILED
2010 AUG 10 PM 2:23

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE
AT FRANKLIN

ESTATE OF: MARGARET BRADEN RUSSELL) NO. P 5760 8-10-10
ENTERED

ORDER ADMITTING WILL TO PROBATE

Based upon an examination of the Petition, the decedent's Last Will and Testament, the affidavit of the subscribing witnesses, and the sworn testimony of the Petitioner on the 10th day of August, 2010, the Court finds as follows:

1. The decedent was a resident of Williamson County, Tennessee.
2. The decedent died on June 19, 2010, at the age of 60.
3. The decedent left a Will dated March 4, 2010, which was properly signed and witnessed.
4. The Petitioner was appointed Executor in ARTICLE I of the decedent's Will and was excused from bond in ARTICLE I of the decedent's Will. Petitioner is also excused from filing an inventory under ARTICLE VI. 4(a) of the decedent's Will and excused from interim accountings in ARTICLE VI. 4(a) of the decedent's Will.
5. The decedent owned property at the decedent's death which is subject to Court supervised administration by this Court worth less than $500,000.00.
6. The estimated gross estate for Tennessee inheritance tax purposes is less than $500,000.00.

Based upon these findings, the Court orders the following:

1. The decedent's Will dated March 4, 2010, is hereby admitted to probate.
2. After issuing the oath to Petitioner, Letters of Testamentary will be issued to John H. Russell, III.

EXHIBIT
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3. Any requirement for bond or the filing of any inventory or interim accounting are hereby excused.
4. Notice will be issued to creditors and the Department of Revenue as required by Tenn. Code Ann. § 30-2-306 and Tenn. Code Ann. § 67-8-406 respectively.
5. The personal representative shall file the affidavit certifying the sending of a copy of the Will to each residuary beneficiary and a copy of the Will to each specific beneficiary within 60 days of the date of this Order.
6. The personal representative shall file the required TennCare release as required by law within 60 days of the date of this Order.

ENTERED the 10 day of Aug, 2010.

Clerk and Master

Approved for Entry:

Joshua L. Rogers, #024683
Schell Binkley & Davies, LLC
309 New Highway 96 West, Suite 201
Franklin, Tennessee 37064
(615) 550-2800