THIS INSTRUMENT PREPARED BY:
Kenneth J. Mitteldorf, Esq.
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Susan M. Shehi, Executrix
for the Estate of Margaret McMahan
716 Dogwood Trail
Gadsden, AL 35901
("GRANTOR")

Instr:200001050001162 Page: 1 OF 2
REC'D FOR REC 01/05/2000 8:21:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

TO: G & G Real Estate, Inc., a Tennessee corporation ("GRANTEE")

PROPERTY ADDRESS:
102 Garwood Drive
Nashville, Tennessee 37210

SEND TAX BILLS TO:
G & G Real Estate, Inc.
305 Windsor Green Court
Antioch, TN 37013

MAP/PARCEL:
119-03-019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Eight Thousand Dollars ($78,000.00) cash in hand paid by G & G Real Estate, Inc., Susan M. Shehi, Executrix for the Estate of Margaret McMahan, has bargained and sold, and by these presents does transfer and convey unto the said G & G Real Estate, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Mertie Milwee Subdivision, as of record in Book 2331, page 117, re-recorded in Book 2546, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Austin G. McMahan and wife, Margaret M. McMahan by deed from James Norman Jessup and wife, Alma S. Jessup of record in Book 3934, page 800, Register's Office for Davidson County, Tennessee. The said Austin G. McMahan having conveyed his interest to Margaret M. McMahan by deed of record in Book 4256, page 272, Register's Office for Davidson County. The said Margaret M. McMahan having since died and Susan M. Shehi having been appointed Executrix under the Last Will and Testament of Margaret M. McMahan, deceased, of record in Will Book 229, page 567, Probate Clerk's Office for Davidson County, Tennessee, which was submitted for probate on August 5, 1999 in the Probate Court for Davidson County, Tennessee, docket number 99P-1310, and the sale of said property having been authorized by Order of the Probate Court entered with the written consent of each of the beneficiaries of the Probate estate.

This is improved property known as 102 Garwood Drive, Nashville, Tennessee 37210.

Payment of Real Property Taxes is assumed by GRANTEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G & G Real Estate, Inc., its successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR, and it will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand, this 3rd day of January, 2000.

Susan M. Shehi
Susan M. Shehi, Executrix for the Estate
of Margaret McMahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kenneth J. Mittelldorf, a Notary Public in and for said State and County aforesaid, personally appeared Susan M. Shehi, duly appointed and authorized Executrix for the Estate of Margaret McMahan, deceased, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 3rd day of January, 2000.

Notary Public

KENNETH J. MITTELDORF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/30/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $78,000.00.

Susan M. Shehi
Affiant

Subscribed and sworn to before me this 3rd day of January, 2000.

Notary Public

KENNETH J. MITTELDORF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/30/2002