ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Ted L. Matheny 346 Dover Glen Dr. Antioch TN 37013	New Owner	MAP and PARCEL 33-12 57

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 09/03/04 10:05 4pgs
Fees:23.00 Taxes:277.50

20040903-0106880

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Estate of Gracie Louise Fann, by Linda Butler, Administratrix,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ted L. Matheny, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47 to 52, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Kathy Avenue, at the corner of Lots 215 and 226; thence with the line between said lots, westerly 123 feet to a corner of Lot No. 216; thence with the line between Lots 215 and 216, southwesterly 144.6 feet to a point in the northerly margin of Janette Avenue; thence with the margin of the same, easterly 96.52 feet to the point at the beginning of the curve; thence around said curve, northeasterly 39.2 feet to a point in the westerly margin of Kathy Avenue; thence with the margin of the same, northerly 118.92 feet to the beginning.

Being the same property conveyed to Gracie Louse Fann, unmarried, and Roberta Fann, unmarried, by Warranty Deed dated August 11, 1967, from Jones Lumber Company, Incorporated, of record in Book 4161, Page 729, Register's Office for Davidson County, Tennessee. The said Roberta Fann died testate on April 7, 1980, and by virtue of her Last Will and Testament, Docket No. 68680, devised the subject property to Gracie Louise Fann. The said Gracie Louise Fann died intestate on September 4, 2003, and Linda Butler was appointed Administratrix of the Estate of Gracie Louse Fann. By "Agreed Order to Declare Estate Insolvent and to Sell Real Property," The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P-95, authorized the Administratrix of the Estate of Gracie Louise Fann, Linda Butler, to divest title out of the decedent's estate and to vest title in the grantee herein. A copy of said Agreed Order is attached hereto as Exhibit A and is made a part hereof by this reference.

This is property with a common address of 410 Janette Avenue, Goodlettsville, TN 37072.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 3300, Pages 47 to 52, said Register's office and all matters therein.**

PROPERTY CONVEYED "AS IS" **subject to those matters agreed upon as exceptions to "as is" in the contract of sale.**

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $75,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 1st day of September, 2004.]
[ ]
[My Commission Expires: 1/28/2006 Notary Public]

My Commission Expires JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **September, 2004.**

ESTATE OF GRACIE LOUISE FANN

Linda Butler Administratrix
By: Linda Butler, Administratrix

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **LINDA BUTLER,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Administratrix of the ESTATE OF GRACIE LOUISE FANN, the within named bargainor, that she as such Administratrix, executed the foregoing instrument for the purposes therein contained, by signing her name as the Adminisratrix for the ESTATE OF GRACIE LOUISE FANN.

Witness my hand and official seal at office, this 1st day of September 2004.

Notary Public
My Commission Expires: 1/28/2006

File No. 0408-152.wd

My Commission Expires JAN 28, 2006

Exhibit A

FILED

2004 AUG 25 PM 2:56

RICHARD ROLLER, CLERK

D.C

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF GRACIE LOUISE FANN	)	Docket No. 04P-95
Deceased.	)	

AGREED ORDER TO DECLARE ESTATE INSOLVENT AND TO SELL REAL PROPERTY

This cause came on to be heard by agreement of the heirs at law holding interest in the real estate of Gracie Louise Fann as evidenced by the signatures of Counsel to sell the real estate owned by the decedent being Lot No. 215 on the Plan of Gatewood, Sec. I, as of record in Book 3300, pages 47 to 52, Register's Office for Davidson County, Tennessee and known as 510 Janette Avenue, Goodlettsville, Tennessee. It appearing to the Court that all interested parties are in agreement as evidenced by the signatures of Counsel below, that the real estate owned by the decedent being Lot No. 215 on the Plan of Gatewood, Sec. I, as of record in Book 3300, pages 47 to 52, Register's Office for Davidson County, Tennessee and known as 510 Janette Avenue, Goodlettsville, Tennessee, should be treated as probate property and sold by the Administrator at a date and time certain with notice to said parties.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, that the probate estate of Gracie Louise Fann is insolvent, having claims and costs and insufficient liquid assets to pay said claims and costs.

IT IS, FURTHER, ORDERED, ADJUDGED AND DECREED that the real estate shall be treated as property of the probate estate and that the real property being Lot No. 215 on the Plan of Gatewood, Sec. I, as of record in Book 3300, pages 47 to 52, Register's Office for Davidson County, Tennessee and known as 510 Janette Avenue, Goodlettsville, Tennessee shall be sold by

the Administrator to Ted Matheny pursuant to the terms and conditions of the contract for sale in the amount of $75,000.00. The Administrator shall have the authority to divest title out of the decedent's estate and to vest title in the buyer. The net proceeds there from shall be held by the Administrator as probate assets and disbursed in accordance with the interest of each heir.

ENTER this 25 day of August, 2004.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

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