File Box 24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

Davidson County DEEDWARR
Recvd: 08/19/05 08:44 3 pgs
Fees:18.00 Taxes:468.42
20050819-0098858

ADDRESS NEW OWNER:
Rachael Ann. Runyeon
Charles P. Richardson
5001 Nevada Avenue
Nashville, TN 37209

SEND TAX BILL:
New Owners

MAP AND PARCEL:

MAP	*105*
GROUP	*13*
PARCEL	*22*

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 126,600.00

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2005.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 11/24/07

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in had paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Mamie R. Stokes.**, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Docket #57967, have this day bargained and sold, and do hereby transfer and convey unto the said **Rachael Ann Runyeon and Charles P. Richardson**, both single persons, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION.

This is improved properties known as 1306 Ashwood Avenue, Nashville, TN 37212

And now the Grantor(s) for the express purpose of carrying out the intent of this conveyance, as above set out, Grantor(s) do hereby convey all interest unto the said Grantee(s), his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of August, 2005.

Estate of Mamie R. Stokes

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Administrator of the Estate of Mamie R. Stokes.**, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Docket #57967, the bargainor, and as such Administrator, being so authorized by said court, executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of August, 2005.

Ann B Waddell

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07

E X H I B I T " A "

BEING Lot No. 323, on the Plan of Belmont Land Company's Re-Subdivision of part of the Belmont Heights, of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mamie R. Stokes by deed from Josephine B. Roe of record in Book 3641, Page 584, Register's Office, Davidson County, Tennessee. Mamie R. Stokes having since died on October 22, 1972, testate, which estate was probated and retired on July 24, 1995. The Probate Estate was re-opened under Docket No. 57967, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in which the Court appointed Peggy D. Mathes as Administrator and so order her to sell the above described real property.

This is the same description as in previous deed of record.

This conveyance is subject to 2005 property taxes, prorated and assumed by the Grantee; all matters set out on the plan of record; to any and all restrictive covenants and or easements; to parties in possesssions or leases not of record. Property is sold as is.