THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
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Nashville, Tennessee 37201
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Davidson County DEEDWARR
Recvd: 12/27/05 14:43 2 pgs
Fees:13.00 Taxes:55.50
20051227-0154216

**SPECIAL WARRANTY DEED**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| JEFF MABRY and<br>GARY GUPTON<br>155 Bates Rd.<br>Lebanon, TN 37087 | SAME | Map: 60-12<br>Par: 95 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

JEFF MABRY

SUBSCRIBED AND SWORN to before me, W. WARNER McNEILLY III, by JEFF MABRY this 22nd day of December, 2005.

Notary Public

My Commission Expires: 9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Dollars ($15,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, BARBARA SMITH JASON, ADMINISTRATOR OF THE ESTATE OF GROVER C. TRAIN, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey a one-half (1/2) undivided interest to JEFF MABRY his heirs and assigns and a one-half (1/2) undivided interest to GARY GUPTON, his heirs and assigns, hereinafter "GRANTEES", as tenants in common, in certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the west half of Lot No. 97, Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said half of Lot No. 97 fronts 50 feet on the northerly side of Capitol View Avenue (Drive) and extends back northerly between lines, 300 feet, more or less, to a dead line, measuring 50 feet on said dead line.

Being the same property conveyed to Grover C. Train and wife, Ruth M. Train, by Warranty Deed of record in book 5513, page 452, R.O.D.C. Ruth M. Train predeceased Grover C. Train and her interested in said property vested in him. Grover C. Train died on

February 3, 2004 and Barbara Smith Jason was appointed Administrator C.T.A. of the Estate of Grover C. Train by the Davidson County, Tennessee Probate Court in matter no. 04P-861.

The address of the property is 209 Capitol View Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEES, their heirs and assigns, forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR but not otherwise and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has executed this Special Warranty Deed this 14th day of December, 2005.

ESTATE OF GROVER C. TRAIN

By: Barbara Smith Jason
BARBARA SMITH JASON, Administrator

STATE OF MAINE )
COUNTY OF Washington)

Personally appeared before me, Ann F. BRIGGS, of said county, BARBARA SMITH JASON, 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 Grover C. Train and executes this Special Warranty Deed in her capacity as Administrator of the Estate of Grover C. Train.

WITNESS my hand and seal this 14th day of December, 2005.

Ann F. Briggs
NOTARY PUBLIC

NOTARY PUBLIC MAINE

My Commission Expires:
ANN F. BRIGGS
Notary Public, State of Maine
My Commission Expires 01-14-2011