THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 07/31/06 09:01 3 pgs
Fees:18.00 Taxes:151.70
20060731-0091911

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Tony R. Clouse and<br>Suzanne D. Wheeler<br>134 Hills Hollow Road<br>Goodlettsville, Tennessee<br>37072 | Same | 071-07 |
| | | |

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND AND 00/100 ($41,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENNETT F. BRATCHER, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JIMMY MAIDWELL**, has this day bargained and sold, and do hereby transfer and convey unto **TONY R. CLOUSE AND SUZANNE D. WHEELER, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 86, J. B. Hayes Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot 86 fronts 50 feet on the northerly side of Duke Street, and extends back between parallel lines 140 feet to a dead line in the rear, and measures 50 feet thereon.

Being the same property conveyed to Mildred Madewell and son Jimmy Maidwell, as Tenants in Common with Rights of Survivorship, by deed of record in Book 11536, page 479, dated June 15, 1999, said Register's Office, the said Mildred Madewell having since died, and predeceasing Jimmy Maidwell who has also since died.

This is improved property known as 223 Duke Street, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Affiant

Subscribed and sworn to before me this 21st of July, 2006.

Notary Public

My Commission Expires: 3-22-08

JENNE V. RYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, their (successors), heirs and assigns forever I covenant that the Estate of Jimmy Maidwell is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself as Personal Representative of the Estate of Jimmy Maidwell, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of July, 2006.

Personal Representative for Estate of Jimmy Maidwell

**Bennett F. Bratcher, Personal Representative**
**Estate of Jimmy Maidwell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jenne V. Ryles, a Notary Public in and for said County and State, **BENNETT F. BRATCHER**, in his capacity as **Personal Representative for the Estate of Jimmy Maidwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27 day of July, 2006.

JENNE V. RYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

Exhibit A

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS OF ADMINISTRATION

06P223

TO BENNETT F. BRATCHER :

It appearing to the Court, that JIMMY MAIDWELL, has died, and leaving no will, and the Court being satisfied as to your claim to the Administration , and you having given bond pursuant to Order, if required, and qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you:

THESE ARE THEREFORE to authorize and empower you to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, to deliver the residue thereof to those who are by law entitled.

WITNESS, Richard R. Rooker, Clerk of Probate Court, at my office, this February 10, 2006

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of Letters of Administration, issued to BENNETT F. BRATCHER, as Administrator of the estate of JIMMY MAIDWELL, deceased, and I do further certify that BENNETT F. BRATCHER is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the records filed in my office at Nashville, Tennessee.

WITNESS my hand and official seal, this 10TH day of February, 2006.

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK