File Box 94B

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

ADDRESS NEW OWNER:
James R. Mayes
1095 Laurel Knolls Court
Brentwood, TN 37027

SEND TAX BILL:
NEW OWNER

Davidson County DEEDWARR
Recvd: 11/28/06 09:04 3 pgs
Fees:18.00 Taxes:484.70
20061128-0146485

MAP AND PARCEL:

MAP	***132***
GROUP	***16-0***
PARCEL	***93.00***

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 131,000.00

AFFIANT

Subscribed and sworn to before me this 27th day of November, 2006.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires: 11/24/07

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Tenn Dollars and no/100 ($10.00), cash in hand 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 Mildred Pigue Chastain,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1264, has this day bargained and sold, and do hereby transfer and conveys unto **James R. Mayes**, 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 LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 623 Elaine Drive, Nashville, TN 37211 .

This is the same legal description as in previous instruments of record.

And now **Peggy D. Mathes, Administrator of the Estate of Mildred Pigue Chastain,**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said James R. Mayes, his/her/their 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 our hands this the 27th day of November, 2006.

Estate of Mildred Pigue Chastain

By: Peggy D. Mathes

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 he is the **Administrator of the Estate of Mildred Pigue Chastain,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1264. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of November, 2006.

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

NOTARY PUBLIC

My Commission Expires: 11/24/07

E X H I B I T " A "

BEING Lot No. 611, on the Plan of Caldwell Hall, Section 7, of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Wilson Neal Chastain and wife, Mildred Pigue Chastain by deed from William H. Potter and wife, Betty T. Potter of record in Book 3678, Page 331, Register's Office, Davidson County, Tennessee. Wilson Neal Chastain having predeceased Mildred Pigue Chastain vesting property in Mildred Pigue Chastain as surviving spouse. Mildred Pigue Chastain having since died on May 23, 2002, the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 02P-1264, ordered Peggy D. Mathes as Administrator, to sale the property.

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

This conveyance is subject to 2006 taxes, paid prorated and assumed by the Grantee; all matters as shown on the plan of record; any and all restricitive covenants; any and all easements located on the property; and to the rights and claims of parties in possession.