File Box 2413

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

***ADDRESS NEW OWNER:***
***Wilson A. Molina***
***717 Lishey Avenue***
***Nashville, TN 37207***

***SEND TAX BILL:***
***Countrywide Home Loans, Inc.***
***P.O. Box 961206, FTWX-22***
***Fort Worth, TX 76161***

Davidson County DEEDWARR
Recvd: 01/09/07 13:35 5 pgs
Fees:28.00 Taxes:223.85
20070109-0003839

***MAP AND PARCEL:***

| | |
|---|---|
| ***MAP*** | ***82*** |
| ***GROUP*** | ***07-0*** |
| ***PARCEL*** | ***389.00*** |

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 60,500.00.

Peggy D. Mathes, Adm
AFFIANT

Subscribed and sworn to before me this 8th day of January, 2007.

A B Waddell
NOTARY PUBLIC

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

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 Mamie Willamein Vaughn,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-187, has this day bargained and sold, and do hereby transfer and conveys unto **Wilson A. Molina**, his 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 717 Lischey Avenue, Nashville, TN 37207 .

And now **Peggy D. Mathes, Administrator of the Estate of Mamie Willamein Vaughn,**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said Wilson A. Molina, 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 our hands this the 8th day of January, 2007.

Estate of Mamie Willamein Vaughn.

By: Peggy D. Mathes, Adm
Peggy D. Mates, 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 Mamie Willamein Vaugh,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-187. 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 8th day of January, 2007.

A B Waddell
NOTARY PUBLIC

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

My Commission Expires: 11/24/07

BEING Lot No. 9, on the Plan of Arrington Heights, Section II, of record in Book 3106, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard C. Vaughn and wife, Mamie Willamein L. Vaughn by deed from Hardaway Construction Company, dated 11/16/62, of record in Book 3462, Page 444, Register's Office, Davidson County, Tennessee. Further conveyed to Richard C. Vaughn and wife, Mamie Willamein Vaughn and Theodore Bryson and wife, Gloria Bryson by Quitclaim Deed of record in Instr. No. 20000703-0055179, said Register's Office; and further Theodore Bryson and Gloria D. Bryson conveyed their interest to Theodore Bryson and Gloria Bryson, Trustees of the Bryson Family Revocable Living Trust Agreement dated 12/21/04, of record in Instr. No. 20050121-0007697, said Register's Office. Richard C. Vaugnh predeased Mamie Willamein Vaughn. Mamie Willamein Vaughn having since died on December 25, 2004. The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 05P-187, ordered the property to be vested into the Estate Mamie Willamein Lester Vaughn and that Peggy D. Mathes, Administrator to sell said property (see Exhibit "B").

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

This conveyance is subject to Taxes for 2007 prorated, and assumed by Grantee(s); all maters as set out on the plan of record in Book 3106, Page 129, resttriction of record in Book 3368, page 23, and Book 3431, page 347, said Regiter's Office; to the rights and claims of parties in possession.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

EXHIBIT "B"

FILED
2007 JAN -5 AM 11:23
RICHARD R. ROOKER, CLERK
D.C.

IN THE SEVENTH CIRCUIT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:

ESTATE OF
MAMIE W. VAUGHAN,
Deceased.

NO. 05P-187

ORDER

This cause came to be heard on the 5th day of January 2007 before the Honorable David R. Kennedy, Judge, upon motion of the Administrator for an Order approving the sale of improved real property located at 717 Lischey Avenue, Nashville, Tennessee being sold to Wilson Molina by Bill Colson Auction & Realty Co. on December 8, 2006 for $60,500.00. It appearing that the property has a tax-appraised value of $64,500.00. From all of the above, the Court is of the opinion that the motion is well taken and the contract for sale of said real property should be approved. It is therefore,

**ORDERED, ADJUDGED, and DECREED** that the submitted contract for sale of improved real property located at 717 Lischey Avenue, Nashville, Tennessee being sold to Wilson Molina by Bill Colson Auction & Realty Co. on December 8, 2006 for $60,500.00 is approved by the Court.

ENTERED THIS 5th DAY OF JANUARY 2007.

DAVID R. KENNEDY, JUDGE

Special

APPROVED FOR ENTRY:

Peggy D. Mathes #5741
Administrator
20 Academy Place
Nashville, TN 37210
(615) 251-6968

01/05/2007 02:43 FAX 615 251 6975 Hiland Mathes Urquhart 002/005

**Certificate of Service**

I hereby certify that on the 5th day of January, 2007, a true and correct copy of the foregoing Order was mailed, postage prepaid to:

Wilson Molina
206 South Graycroft
Madison, Tennessee 37115

Rebecca T. Garland, Esq.
Attorney for Gloria Vaughn Bryson
Bottorff, Kavin & Cook, PLC.
The Ramparts Building , Suite 120
155 Franklin Road
Brentwood, Tennessee 37027

Mark H. Chen
Attorney for Richlyn Candance Vaughan
2205 State Street
Nashville, Tennessee 37203-1850

01/05/2007 02:43 FAX 615 251 6975 Hiland Mathes Urquhart 003/005