Davidson County DEEDWARR
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Fees:18.00 Taxes:25.90

20070330-0038174

This Instrument Was Prepared By:

Stockton Title & Escrow, LLC
5110 Maryland Way
Ste. 320
Brentwood, TN 37027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other

consideration, the receipt of which is hereby acknowledged, Grantor, Peggy D. Mathes, Administrator of the Estate of Cecil Ward, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, docket no. 06P1605, has bargained and sold and by these presents does hereby transfer and convey unto **Stephen D. Elkins**, their heirs and assigns, the following described real estate, to-wit:

See Exhibit "A" for Legal Description

PREPARER'S NOTICE. No new survey has been presented therefore description of the aforesaid exhibit was provided by Grantor. THIS DEED HAS BEEN PREPARED SOLEY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate in fee simple; has a good and lawful right to convey the same: that the title to same is unencumbered by act of Grantor; and that it will forever warrant and defend the title to said real estate against the lawful claims of all persons claiming through or by act of Grantor.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, and that she has a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

Witness our hands this 28th day of March, 2007.

Peggy D. Mathes, Adm.

Peggy D. Mathes, Adm. for the Estate of Cecil Ward

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Peggy D. Mathes, Administrator for the Estate of Cecil Ward**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 28 day of March, 2007

MIKE J. URQUHART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: JANUARY 28, [illegible]

Notary Public

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Peggy D Mathes, Adm.
Affiant

Sworn to and subscribed before me this 28 day of March, 2007.

MIKE J. URQUHART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: JA[illegible]

Notary Public
My Commission Expires: _____

Tax & Map No. 81-11-549.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Stephen D. Elkins
7003 Chadwick Drive
Ste. 264
Brentwood, TN 37027

Exhibit "A"

Land in Davidson County, Tennessee, being the south One-Half of Lot 127 on the Map of D.T. McGavock and other's Addition, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of 12th Avenue North and runs back between parrallel line 154 feet to an alley.

Being the same property conveyed to The Estate of Cecil Ward by Order of the Seventh Circuit Court for Davidson County, Tennessee, Dockett # 06P-1605. Also being the same property conveyed to Cecil Ward by Warranty Deed from David Starnes dated 03/09/00, and recorded 03/09/00 in Instrument No. 200003090024560, Register's Office for Davidson County, Tennessee.