File By
248

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

ADDRESS NEW OWNER:
Oscar Santana Escobar
Beatriz A. Salas
5810 Robertson Avenue
Nashville, TN 37209

SEND TAX BILL:
NEW OWNER

Davidson County DEEDWARR
Recvd: 04/04/07 15:28 3 pgs
Fees:18.00 Taxes:222.00
20070404-0040612

MAP AND PARCEL:

MAP	***91***
GROUP	***10-0***
PARCEL	***153.00***

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

Oscar Santana E.
AFFIANT

Subscribed and sworn to before me this 21st day of March, 2007.

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 Ten 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, **Opal Walker and Peggy D. Mathes, Administrator of the Estate of Charles Ray Walker.** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1234, has this day bargained and sold, and does hereby transfer and convey unto **Oscar Santana Escobar and spouse, Beatriz A. Salas**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee Being Lot No. 6, on the Map of the Subdivision of Lots Nos. 39 and 40 of the B.F. Cockrill Farms, of record in Book 332, page 41, Register's Office for said County, to which said plan

reference is here made for a more complete and accurate description.

Being the same property conveyed to Charles Ray Walker and wife, Wanda Mae Walker by James William Midgett and wife, Florence Midgett of record in Book 4583, page 235, Register's Office for Davidson County, Tennessee. Charles Ray Walker and Wanda Mae Walker having since divorced, Wanda Mae Walker Quitclaimed her interest in said property to Charles Ray Walker of record in Book 7958, page 565, said Register's Office. Charles Ray Walker having since died on July 9, 2006, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probated Division, Docket No. 06P-1234, ordered Peggy D. Mathes as Administrator to the Estate of Charles Ray Walker to sell his interest in this property. On April 1, 1983, Charles Ray Walker and wife, Wanda Mae Walker conveyed said property to Opal Walker, Charles Ray Walker and Wanda Mae Walker and filed for record on August 3, 2006 in Instr. No. 20060803-0094706, said Register's Office.

TAI

This is improved property known as 5810 Robertson Avenue, Nashville, TN 37210.

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

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 332, page 41, said Register's Office; to the rights and claims of parties in possession and to any leases not of record.

And now **Opal Walker** and **Peggy D. Mathes, Administrator of the Estate of Charles Ray Walker,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Oscar Santana Escobar and spouse, Beatriz A. Salas,** 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 21st day of March, 2007.

Opal Walker
TNDL 014834524

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Opal Walker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 21st **day of March, 2007.**

NOTARY PUBLIC

My Commission Expires: 11/2/09

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

Witness our hands this the 21st day of March, 2007

Estate of Charles Ray Walker

By: Peggy D. Mathes Adm.
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 she is the **Administrator of the Estate of Charles Ray Walker.,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1234. 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 21st day of March, 2007.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 11/24/07