Davidson County DEEDWARR
Recvd: 04/11/07 09:07 4 pg:
Fees:23.00 Taxes:656.75
20070411-0043038

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20314-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ascension Group, LLC 2506 Winford Avenue Nashville, TN 37211	New Owner	Map 118-8 Parcel 220

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BRENDA NAGEY, SHIRLEY HOLLAND, AND SUSAN OWENS, joined by BRENDA NAGEY AS EXECUTRIX OF THE ESTATE OF ROY E. QUALLS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey to ASCENSION GROUP, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 167 on the Plan of Grandview Heights of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Lee Roy Qualls and wife, Margaret Qualls by deed from Savage Edward Cravens, a single person, of record in Book 3466, Page 461, Register's Office for Davidson County, Tennessee. The said Lee Roy Qualls died on November 17, 1974 and the title vested in Margaret Qualls as surviving tenant by the entirety. The said Margaret Qualls died January 25, 1994, leaving a Last Will and Testament which was admitted to probate under docket 94P-200 in the Probate Court for Davidson County, Tennessee. A copy of the Will is filed in Will Book 188, Page 749, said Court Clerk's Office. Pursuant to said Will, the property was devised to Roy Eugene Qualls and Carolyn Stockert as tenants in common, each holding a one-half undivided interest. The said property was further conveyed to Roy Eugene Qualls by Quitclaim Deed from Carolyn Stockert of record in Book 9421, Page 384 said Register's Office. The said Roy Eugene Qualls died on June 22, 2006 leaving a Last Will and Testament which was admitted to probate under docket 06P-1148 in the Probate Court for Davidson County, Tennessee. Pursuant to said Will the property was devised to Shirley Holland, Susan Owens, and Brenda Nagey as tenants in common, each holding a one-third undivided interest. Brenda Nagey, also joins in

this conveyance with the beneficiaries as the Executrix of the Last Will and Testatement of Roy E. Qualls.

THIS is improved property, known as 2506 Winford Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors execute this instrument this 9th day of April 2007.

Brenda Nagey
Brenda Nagey

Shirley Holland
Shirley Holland

Susan Owens
Susan Owens

Brenda Nagey, Executrix
Brenda Nagey, Executrix of the Estate of Roy E. Qualls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Nagey, Shirley Holland, and Susan Owens, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April 2007.

Jennifer L. Johnson
NOTARY PUBLIC

My Commission Expires: 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda Nagey, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Roy E. Qualls, deceased, the within named bargainor, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April 2007

Jennifer L. Johnson
Notary Public
My commission expires: 11/24/07



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $177,500.00

Affiant

Subscribed and sworn to before me this
9th day of April 2007.

Jennifer L. Johnson
Notary Public
My commission expires 11/24/07



EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable which have been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the Boundary Survey by Delle Land Surveying, Steven D. Delle, R.L.S.#1017, dated February 19, 2007, as Job #07517.