File Bx 2413

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

ADDRESS NEW OWNER:
Margaret Webb
5255 Buena Vista Pike
Nashville, TN 37218

SEND TAX BILL:
NEW OWNER

MAP AND PARCEL:

MAP	49
GROUP	0-0
PARCEL	62.00

Davidson County DEEDWARR
Recvd: 05/23/07 10:54 2 pgs
Fees:13.00 Taxes:351.50
20070523-0061509

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00.

Margaret Webb
AFFIANT

Subscribed and sworn to before me this 22nd day of May, 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 Madora W. Haynie,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-1355, has this day bargained and sold, and does hereby transfer and convey unto **Margaret Webb**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a Hose and Lot in the 13th Civil District of Davidson county, Tennessee, and described according to a survey made by John Kohl , dated 12/14/72, as follows:

Beginning at a point in the westerly margin of Buena Vista Pike, thence S 12 deg. 30' E, 100 feet to a point; thence 421.7 feet to a point ; thence N 7 deg. 30' W, 100 feet to a point; thence 413.0 feet to the point of beginning.

Being the same property conveyed to George Thurman Haynie and wife, Madora White Haynie by deed from Maruice E. Moore and wife, Sherry Y. Moore of record in Book 4669, page 837, Register's Office for Davidson County, Tennessee. George Thurman Haynie having predeceased his wife on 11/23/03vesting title in Madora White Haynie as surviving spouse. Madora White Haynie having since died intestate on 7/28/04. Peggy D. Mathes as Administrator of the Estate of Madora W. Haynie conveys this property pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P-1355.

This is improved property known as 5255 Buena Vista Pike, Nashville, TN 37218 .

This is the same legal description as in previous instruments of record. Property is being sold "AS IS".

And now **Peggy D. Mathes, Administrator of the Estate of Madora W. Haynie,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said Margaret Webb, 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 22nd day of May, 2007.

Estate of **Madora W. Haynie**

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 Madora W. Haynie,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-1355. 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 22nd day of May, 2007.

A. B. Waddell
NOTARY PUBLIC

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

My Commission Expires: 11/24/07