File Book 248

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

Davidson County DEEDWARR
Recvd: 09/05/07 09:01 3 pgs
Fees:18.00 Taxes:1006.40
20070905-0106347

ADDRESS NEW OWNER:
Middle Tennessee Holding's LLC
2201 St. Joseph Court
Brentwood, TN 37027

SEND TAX BILL:
Middle Tennessee Holding's LLC
2201 St. Joseph Court
Brentwood, TN 37027

MAP AND PARCEL:

MAP	160
GROUP	080-0
PARCEL	70.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 272,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2007.

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

NOTARY PUBLIC

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 Marion E. Franks,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-543, has this day bargained and sold, and does hereby transfer and conveys unto **Middle Tennessee Holding's LLC, a Tennessee limited liability company**, their successors 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 5429 San Marcos Drive, Nashville, TN 37220.

And now **Peggy D. Mathes, Administrator of the Estate of Marion E. Franks,**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Middle Tennessee Holding's LLC, a Tennessee limited liability company**, their successors 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 31st day of August, 2007.

Estate of Marion E. Franks

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 Marion E. Franks,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-543. 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 31st day of August, 2007.

A. B. Waddell
NOTARY PUBLIC

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

My Commission Expires: 11/24/07

File No.: 2007-232

EXHIBIT A

Being Lot No.37 on the plan of Hillview Estates of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marion E. Franks by deed from Centennial Construction Company dated 4/4/67 of record in Book 4117, page 842, Register's Office for Davidson County, Tennessee. Marion E. Franks having since died on January 9, 2007, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-543, ordered Peggy D. Mathes, as Administrator to the Estate of Marion E. Franks to sell said property.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantees; to all matters as set out on the plan of record in Book 3600, page 89, and to sanitary sewer and/or storm drainage easement as set out in Book 7535, page 979, said Register's Office; subject to the rights and claims of parties in possession and leases not of record.