Davidson County DEEDWARR
Recvd: 11/05/07 08:06 4 pgs
Fees:23.00 Taxes:1054.50
20071105-0129812

This Instrument prepared by:

Nelley & Company, PLLC
102 Woodmont Boulevard
Suite 200
Nashville, Tennessee 37205

| Address of New Owner(s) | Send Tax Bill To: | Map & Parcel Nos.: |
|---|---|---|
| Darrin D. Wilson<br>P.O. Box 58092<br>Nashville, Tennessee 37212 | New Owner | 104-12-117.00 |

**CLERK & MASTER'S DEED**

This Indenture, made the ~~22nd~~ 30th day of October, 2007, between Richard R. Rooker, Clerk of the Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, of the first part, and Darrin D. Wilson by Assignment of Contract from Revision Development Partnership, a Tennessee general partnership, of the second part, Witnesseth: That by Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, rendered in Case No. 07P-393 on August 6, 2007, the Petitioner, Billy Cato Woodard, was granted a declaratory judgment by default declaring that the Petitioner and certain other persons, including some of the named Respondents (to be identified by the Court upon the filing of Affidavits of Pedigree), are the heirs-at-law of Mary Lou Bowdoin (the "Decedent"), who died intestate on August 21, 2006, and that, upon the death of the Decedent, the Petitioner and the other heirs-at-law of the Decedent acquired interests in the Decedent's real property by operation of law pursuant to Tennessee Code Annotated Sections 31-2-103 and 31-2-104, and that the Petitioner and the other heirs-at-law of the Decedent are entitled to partition and sale. That, by Order of said Court entered on September 28, 2007, the said Clerk was authorized to execute a deed and all documents of sale

and to receive the net proceeds from the sale for deposit with the Court. And that, by Order of said Court rendered on September 28, 2007, the Court authorized the sale of the real estate hereinafter described to the said Revision Development Partnership, a Tennessee general partnership, for Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), and the said Revision Development Partnership, a Tennessee general partnership, having assigned its rights in the contract to Darrin D. Wilson, individually, and the said Darrin D. Wilson having paid the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00) as required by the Orders of said Court.

Now, therefore, in order to carry into effect said sale, pursuant to said Orders, and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), paid to said Clerk, the receipt of which is hereby acknowledged and the said Clerk doth hereby transfer and convey to the said **Darrin D. Wilson**, and his heirs and assigns, forever, said tract or parcel of land situated in the County of Davidson and State of Tennessee, and bounded and described as follows, viz:

Situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

**Being the south half of Lot No. 69 on the Plan of Christopher & Kirkman's Belmont Park Addition to Nashville, as of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee.**

**Said part of said Lot No. 69 fronts 50 feet on the west side of 20th Avenue South, formerly Courtney Avenue, and runs back between parallel lines, 159 feet to an alley.**

Being the same property conveyed to Mary Lou Bowdoin by Deed from John W. Austin, Jr. and wife, Fern Ballard Austin, of record in Book 3826, Page 918, Register's Office for Davidson County, Tennessee.

**To Have and to Hold** said real estate, with all the hereditaments and appurtenances thereto belonging, to the said Darrin D. Wilson, and to his heirs and assigns, forever, in as full and ample a manner as the said Richard R. Rooker as such Clerk can, or ought to, under authority of law and said Orders convey the same, but not further or otherwise.

**In Witness Whereof**, the said Richard R. Rooker, Clerk of the Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, as aforesaid, hath hereunto set his hand, the date first above written.

This the 30th day of October, 2007.

Richard R. Rooker, Clerk

STATE OF TENNESSEE )
COUNTY OF ~~HAYWOOD~~ Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Richard R. Rooker, Clerk of the Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, the bargainor, with whom and whose official character I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of October, 2007.

Notary Public

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for the transfer or value of the property transferred, whichever is greater, is $285,000.00.

AFFIANT

Sworn to and subscribed before me on this the 30th day of October, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010