File Box 248

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

ADDRESS NEW OWNER:
Justo Robles
501 Marthona Road
Madison, TN 37115

SEND TAX BILL:
Justo Robles
501 Marthona Road
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/27/07 15:48 4 pgs
Fees:23.00 Taxes:340.40
20071227-0148137

MAP AND PARCEL:

MAP	72
GROUP	040-0
PARCEL	104.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 92,000.00.

Justo Robles
AFFIANT

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

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

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, **Mary E. Denton, unmarried, and Judith Bradshaw and Kathy Jo Kohler, Co-Administrators of the Estate of Buddie Lee Denton,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1068, has this day bargained and sold, and does hereby transfer and conveys unto **Justo Robles**, his heirs 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 1604 Norvel Avenue, Nashville, TN 37216 .

And now **Mary E. Denton, unmarried, and Judith Bradshaw and Kathy Jo Kohler, Co-Administrator of the Estate of Buddie Lee Denton,**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all ~~interest~~ their unto the said **Justo Robles**, his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to ~~the~~ such limitations and restrictions as may affect 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.

MED KSK By OBSJ 993

Witness our hands as below dated.

Mary E Denton

Mary E. Denton

Date: 12/18/07

Estate of Buddie Lee Denton

By: Judith Bradshaw

Judith Bradshaw, Co-Administrator

Date: 12/21/07

Estate of Buddie Lee Denton

By: Kathy Jo Kohler

Kathy Jo Kohler, Co-Administrator

Date: 12/18/07

STATE OF PA.
COUNTY OF MONTGOMERY

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

Witness my hand and official seal this the 18TH day of December, 2007.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gregory F. Moore, Notary Public
Towamencin Twp., Montgomery County
My Commission Expires Sept. 8, 2009
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Judith Bradshaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Co-Administrator of the Estate of Buddie Lee Denton,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1068. 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 December, 2007.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

STATE OF PA.
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Kathy Jo Kohler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Co-Administrator of the Estate of Buddie Lee Denton,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1068. 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 18TH day of December, 2007.

NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gregory F. Moore, Notary Public
Towamencin Twp., Montgomery County
My Commission Expires Sept. 8, 2009
Member, Pennsylvania Association of Notaries

File No.: 2007-354

EXHIBIT A

Being Lot No.10 of Block C on the plan of Inglewood Golf Club Subdivision of record in Book 843, page 65, 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 Buddie L. Denton and wife, Mary E. Denton by deed from Secretary of Housing and Urban Development dated 8/15/66 of record in Book 4052, page 274, Register's Office for Davidson County, Tennessee. Buddie L. Denton, a/k/a Buddie Lee Denton having since died on June 6, 2007, and his estate having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1068, said court having appointed Judith Bradshaw and Kathy Jo Kohler as Co-Administrators of the Buddie Lee Denton Estate. Pursuant to a court order the property was sold at auction to the highest bidder.

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

This conveyance is subject to 2007 taxes, paid, prorated and assumed by the Grantee; Subject to all matters as set out on the plan of record in Book 843, page 56, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record; and subject to matters set forth in this Special Warranty Deed of which this EXHIBIT A is a part.