FILE BK 245

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

ADDRESS NEW OWNER:
Charles E. Evans
106 Carriage Way
Hendersonville, TN 37075

SEND TAX BILL:
Charles E. Evans
106 Carriage Way
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/08/08 11:08 3 pgs
Fees:18.00 Taxes:151.70
20080108-0002280

MAP AND PARCEL:

MAP	71
GROUP	16-0
PARCEL	19.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 41,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 10/22/11

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

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, **Peggy D. Mathes, Administrator to the Estate of Reuben C. Howse,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-834, has this day bargained and sold, and does hereby transfer and conveys unto **Charles E. Evans and wife, Jo H. Evans**, their 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 603 Douglas Avenue, Nashville, TN 37207 .

And now **Peggy D. Mathes, Administrator to the Estate of Reuben C. Howse,**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of their interest unto the said **Charles E. Evans and wife, Jo H. Evans**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to 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.

Witness my hand this the 7th day of January, 2008.

Estate of Reuben C. Howse

By: Peggy D. Mathes, Adm.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 as **Administrator of the Estate of Reuben C. Howse,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-834. 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 7th day of January, 2008.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

EXHIBIT A

Being Lot No.14 on the plan of Joe Browne Estate of record in Book 843, page 107, 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 Nannie Lou Waters by deed from B. C. Adams and wife, Nova Mai Adams of record in Book 4508, page 547, Register's Office for Davidson County, Tennessee. Nannie Waters having died on March 9, 1989, testate, vesting property to Reuben Cortell Howse by will of record in Will Book 170, page 97, Probate Court Clerk's Office for Davidson County, Tennessee, and further evidenced by Affidavit of Inheritance of Real Property of record in Book 8160, page 767, Register's Office for said County. Reuben Cortell Howse, a/k/a Reuben C. Howse and Reuben Howse, Jr. having since died on February 28, 2007, his real property was brought into his estate pursuant to the order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P-834 and so ordered Peggy D. Mathes, Administrator to the Estate of Reuben C. Howse, to sell the property to the highest bidder.