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:
Hank Huynh
761 Cedarcrest Drive
Nashville, TN 37209

SEND TAX BILL:
New Owners

MAP AND PARCEL:

MAP	90
GROUP	12-0
PARCEL	107.00

Davidson County DEEDWARR
Recvd: 04/03/08 11:07 3 pgs
Fees:18.00 Taxes:407.00
20080403-0033742

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

Peggy D. Mathes
AFFIANT

Subscribed and sworn to before me this 2nd day of April, 2008.

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, **Peggy D. Mathes, Administrator of the Estate of James Eugene Adams,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1649, has this day bargained and sold, and does hereby transfer and conveys unto **Hank Huynh and wife, Khue Le**, 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 508 Foundry Drive, Nashville, TN 37209.

And now **Peggy D. Mathes, Administrator of the Estate of James Eugene Adams**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Hank Huynh and wife, Khue Le**, 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 my hand this 2nd day of April, 2008.

Estate of James Eugene Adams

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 James Eugene Adams,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1649, 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 2nd day of April, 2008.

Ann B. Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/22/11

EXHIBIT A

Being Lot No. 263 on the plan of Charlotte Park, Section IV of record in Book 2663, page 71, 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 James E. Adams and wife, Dorothy M. Adams by deed from Willie Mae Thompson dated 2/7/83, of record in Book 6004, page 364, Register's Office for Davidson County, Tennessee. The Adams having since divorced and pursuant to the Divorce Decree (Docket No. 90D-1433), Dorothy Ann Adams Quitclaimed her interest to James E. Adams, of record in Book 8355, page 9, said Register's Office.