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:
Leon Bowman
Keith D. Bowman, Sr.
3233 W. Hamilton Avenue
Nashville, TN 37218

Davidson County DEEDWARR
Recvd: 07/15/08 08:23 3 pg
Fees:18.00 Taxes:92.87
20080715-0072300

SEND TAX BILL:
New Owners
(same)

MAP AND PARCEL:

MAP	81
GROUP	11-0
PARCEL	500.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,100.00.

Leon Bowman
AFFIANT

Subscribed and sworn to before me this 11th day of July, 2008.

Ann B. Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE 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 Cecil Ward,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1605, has this day bargained and sold, and does hereby transfers and conveys unto **Leon Bowman and Keith D. Bowman, Sr.**, 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 1001 Buchanan Street, Nashville, TN 37208.

And now **Peggy D. Mathes, Administrator of the Estate of Cecil Ward**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Leon Bowman and Keith D. Bowman, Sr.**, 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 _____ day of July, 2008.

Estate of Cecil Ward

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 is the **Administrator of the Estate of Cecil Ward,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1605, 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 11th day of July, 2008.

Ann B. Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/22/11

EXHIBIT A

Being the northerly 50 feet of Lot No.291 on the plan of McGavock, Wetmore and Others 1st Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, and a part of Lot 4 on the Map showing the resubdivision of parts of Lots 290-294 inclusive, in said McGavock, Wetmore and Others 1st Addition to Nashville of record in Book 161, page 97, to which reference is hereby made for a more complete and accurate description.

Beginning in the southwest corner of Buchanan Street, formerly Hydes Ferry Pike, and Tenth Avenue North, formerly Polk Street; thence with the westerly margin of said Tenth Avenue, southwardly 50 feet to the northerly line; thence westerly 47.0 feet to the westerly margin of a concrete clock coal shed; thence northerly with said block wall 8.2 feet; thence easterly 8.6 feet running with said clock wall to the corner of a brick wall which forms the western boundary of the building and land being sold herein; thence in a northwesterly direction with the center of said wall to the southerly margin of Buchanan Street; thence with same eastwardly 48.2 feet to the beginning.

Also included in this conveyance is an easement for driveway purposes over the property of grantor's adjoining the described above and further described as follows, to wit:

Beginning at a point in the margin of the 16 foot alley on the westerly margin of grantor's property, said point being 8 feet northwest of the northwest corner; thence along the margin of said alley 12 feet to a point; thence at right angles to said alley in an easterly direction to the coal shed on the westerly line of the above described property. Said easement shall be an appurtenance to the within conveyed property and shall run with the land. The easement shall continue so long as the present building stands on said property and so long as it's reasonably necessary for property driveway service for said property.

Being the same property conveyed to Cecil Ward by deed from Joe W. Fitzgerald and wife, Dorothy L. Fitzgerald of record in Book 6262, page 869, Register's Office for Davidson County, Tennessee. Cecil Ward having since died on 9/16/06. His estate having been declared insolvent by the Seventh Circuit Court for Davidson County, Tennessee, Probated Division, Docket No. 06P-1605, and pursuant to a court order, Peggy D. Mathes, Administrator of the Estate of Cecil Ward, does hereby sell said property.

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

All taxes for 2008 and subsequent years, prorated and assumed by the Grantee.. Subject to all matters as set out on the plan of record in Book 21, page 23, and Book 161, page 97, to driveway easement as set out in Book 4759, page 908 and Book 6262, page; 869, and to the rights of appurtenance owners of said brick wall as described in said legal description above and the Deed of record in Book 6262, page 869said Register's Office. Subject to any and all easement located on said property. .Subject to the rights and claims of parties in possession .and to any and all leases not of public record. This property is being sold as is