File By
24B

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

ADDRESS NEW OWNER:
Lloyd Thomas Owen
8599 Coopertown Road
Joelton, TN 37080

SEND TAX BILL:
Lloyd Thomas Owen
8599 Coopertown Road
Joelton, TN 37080

Davidson County DEEDWARR
Recvd: 12/31/08 08:18 3 pgs
Fees:18.00 Taxes:377.40
20081231-0123734

MAP AND PARCEL:
07313003300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 102,000.00.

Lloyd Thomas Owen
AFFIANT

Subscribed and sworn to before me this 30th day of December, 2008.

A Blwaddell
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 to the Estate of Arra Clement,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1070, has this day bargained and sold, and does hereby transfers and conveys unto **Lloyd Thomas Owen, married**, 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 1804 Rosebank Avenue, Nashville, TN 37216.

And now **Peggy D. Mathes, Administrator to the Estate of Arra Clement,**. 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 **Lloyd Thomas Owen**, his 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 30th day of December, 2008.

Estate of Arra Clement

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 as **Administrator of the Estate of Arra Clement,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1070. 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 30th day of December, 2008.

A B Waddell

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2008-318

EXHIBIT A

Being Lot No. 88 on the plan of Henderson Gardens, Section I, of record in Book 2900, page 75, 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 Stephen A. Clement and wife, Arra W. Clement by deed from Richard Leroy Culm and wife, Lois R. Culm of record in Book 3436, page 223, Register's Office for Davidson County, Tennessee. Stephen A. Clement predeceased Arra W. Clement. Arra W. Clement, a/k/a Arra Valentine Clement and Arra Clement, having died intestate on 8/20/07. The Seventh Circuit Court of Davidson County, Tennessee Probate Division, Docket No. 08P-1070, appointed Peggy D. Mathes as Administrator to the Estate of Arra Clement and so ordered her to sell the property at public auction to the highest bidder.