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. Walker
429 Southwood Dr.
Nashville, TN. 37217

SEND TAX BILL:
New Owner

MAP AND PARCEL:

MAP	093
GROUP	11-0-A
PARCEL	135.00 CO

Davidson County DEEDWARR
Recvd: 02/27/09 13:05 3 pgs
Fees:18.00 Taxes:388.50
20090227-0017372

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 105,000.00

Peggy D. Mathes
AFFIANT

Subscribed and sworn to before me this 13th day of February, 2009.

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 to the Estate of Robert D. Moragne,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-644, has this day bargained and sold, and do hereby transfers and conveys unto **Charles E. Walker**, 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 135 Academy Square, Nashville, TN 37210.

And now **Peggy D. Mathes, Administrator to the Estate of Robert D. Moragne**. 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. Walker**, 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 13th day of February, 2009.

Estate of Robert D. Moragne

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 Robert D. Moragne,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-644, 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 13th day of February, 2008.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2009-011

EXHIBIT A

Being Unit No. 135, on the plan of Academy Square of record in Book 5200, page 614, 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 Robert D. Moragne by deed from Robert DeLaskie Moragne, Executor to the Estate of Luther Charles Wren of record in Book 20060307-0026023, Register's Office for Davidson County, Tennessee. Robert D. Moragne having since died 4/8/08, and pursuant to an Agreed Order to Sell Real Property, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 08P-644, so ordered Peggy D. Mathes, Administrator of the Estate of Robert D. Moragne, to sell said property.