File Box 245

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

ADDRESS NEW OWNER:
James W. Coffelt, Jr.
1513 Jones Avenue
Nashville, TN 37207

SEND TAX BILL:
James W. Coffelt, Jr.
1513 Jones Avenue
Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20090032227 DEEDWARR
Recvd: 05/15/09 11:10 3 pgs
Fees:18.00 Taxes:93.24
20090515-0044780

MAP AND PARCEL:

MAP	51
GROUP	0-0
PARCEL	65.01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,200.00.

Peggy D. Mathes
AFFIANT

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

A 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 James W. Mitchell,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-681, has this day bargained and sold, and do hereby transfers and conveys unto **James W. Coffelt, Jr.**, 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 608 Cheron Road, Madison, TN 37115.

And now **Peggy D. Mathes, Administrator to the Estate of James W. Mitchell,** 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 **James W. Coffelt, Jr.**, 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 May, 2009.

Estate of James W. Mitchell
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 James W. Mitchell,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-681. 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 May, 2009.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

File No.: 2009-083

EXHIBIT A

Land in the 4th Councilmanic District of Madison, Davidson County, Tennessee, being the same property conveyed by quitclaim deed Book 4998, page 920, Register's Office for said County and more particularly described as follows:

Beginning in the west right-of-way of Cheron Road, also known as Graveyard Road, approximately 708 feet north of the center of Cheron Road; thence leaving said road, along the north boundary of the Christian Schools, Inc. property record in Instr. No. 20030310-0030899, R.O.D.C., N 86 deg. 42' 34" W, 219.74 feet to an iron pin in the east line of the property conveyed to the said Christian Schools, Inc. of record in Instr. No. 20060810-0098319, R.O.D.C.; thence along said east line N 8 deg. 22' 01" E, 72.28 feet to an iron pin at the southwest corner of the property conveyed to said Christian Schools, Inc. in Instr. No. 20021227-0159465, R.O.D.C.; thence along said south line S 86 deg. 42' 34" E , 215.41 feet to an iron pin at the northerly terminus of Cheron Road; thence along the west right-of-way of Cheron Road (or Graveyard Road) S 4 deg. 56' 00" W, 72.03 feet to an iron pin and the point of beginning and containing 0.36 acres, more or less, according to a survey dated 1/2/09, prepared by Patrick S. Coode, RLS, TN #855.

Being the same property conveyed to John T. Woods by deed from W. B. Williams and wife, Margie L. Williams of record in Book 107, page 101, Register's Office for Davidson County, Tennessee. John W. Woods having since died, property vested into his surviving spouse, Florida Mae Frances Woods. Florida Mae Frances Woods quitclaimed said property to James W. Mitchell of record in Book 4998, page 920, said Register's Office. James W. Mitchell having died March 1, 2008, intestate. His property having been brought into his estate by Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 08P681 and so ordered Peggy Mathes, as Administrator for the Estate of James Wilbert Mitchell, to sell his property at auction to the highest bidder.

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantee; Subject to the rights and claims of parties in possession and any leases not of record. This property is being sold as is.