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

ADDRESS NEW OWNER:
Barry A. Brewer
2007 East Stirling Court
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090065376 DEEDWARR
Recvd: 09/24/09 15:39 3 pgs
Fees:18.00 Taxes:266.77
20090924-0089049

SEND TAX BILL:
Barry A. Brewer
2007 East Stirling Court
Hendersonville, TN 37075

MAP AND PARCEL:

MAP	162
GROUP	06-0
PARCEL	120.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,100.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 18th day of September, 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 Mabel Blanche Ingraham,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-706, has this day bargained and sold, and do hereby transfers and conveys unto **Barry A. Brewer, married and William E. Brewer, married,** as joint tenants in common with rights of survivorship, 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 254 Townes Drive, Nashville, TN 37211 .

And now **Peggy D. Mathes, Administrator to the Estate of Mabel Blanche Ingraham,** 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 **Barry Brewer and William E. Brewer**, as joint tenants in common with rights of survivorship, 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 18th day of September, 2009.

Estate of Mabel Blanche Ingraham

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 Mabel Blanche Ingraham,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-706, 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 18th day of September, 2009.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2009-158

EXHIBIT A

Being Lot No. 111 on the plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, 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 Mabel Blanche Ingraham by deed from David C. Meriwether, a single person, dated 4/8/81, of record in Book 5735, page 287, Register's Office for Davidson County, Tennessee. Whereas Mabel Blanche Ingraham having died on April 21, 2009, testate. The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-706, appointed Peggy D. Mathes, Public Administrator to the Estate of Mabel Blanche Ingraham and so order the Administrator to sell said real property.

EXHIBIT B

All taxes for 2009 prorated and assumed by the Grantee; Subject to all matters as set out on the plan of record in Book 4460, page 52, said Register's Office Subject to the restrictive covenants as set out in Book 4556, page 718, said Register's Office. 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.