File Box 24B

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

***ADDRESS NEW OWNER:***
Robert Terry
Patrick Terry
112 Acklen Park Drive, #B-1
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090067041 DEEDWARR
Recvd: 10/02/09 09:20 3 pgs
Fees:18.00 Taxes:673.40
20091002-0091489

***SEND TAX BILL:***
Robert Terry
Patrick Terry
112 Acklen Park Drive, #B-1
Nashville, TN 37203

***MAP AND PARCEL:***

| | |
|---|---|
| MAP | 103 |
| GROUP | 08-0 |
| PARCEL | 144.00 |

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 182,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of September, 2009.

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 Stephen Layne Tidwell,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-716, has this day bargained and sold, and do hereby transfers and conveys unto **Robert Terry, married, and Patrick Terry, married,** as tenants in common, 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 17 Westlawn Court, Nashville, TN 37209.

And now **Peggy D. Mathes, Administrator to the Estate of Stephen Layne Tidwell,**. 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 **Robert Terry, married, and Patrick Terry, married,** as tenants in common,, their 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 29th day of September, 2009.

**Estate of Stephen Layne Tidwell**
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 Stephen Layne Tidwell,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-716. 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 29th day of September, 2009.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

# EXHIBIT A

Being part of Lot No. 337 on the plan of Richland Realty Company's West Lawn Subdivision of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Mockingbird Road at a point 150 feet (actual surveyor's measurement is 225 feet) south of the southerly margin of West Lawn Drive; thence westwardly 150 feet to the easterly line of Lot No.338; thence with the line between Lots Nos. 337 and 338, southwardly 100 feet; thence eastwardly 150.91 feet to the westerly margin of said road, thence with said road northwardly 100 feet to the beginning.

Being the same property conveyed to Stephen Layne Tidwell and wife, Louise B. Tidwell by deed from Mark J. Fridrichsen and wife, Patricia R. Fridrichsen dated 7/29/94, of record in Book 9427, page 972, Register's Office for Davidson County, Tennessee. The Tidwell's having since divorced Louise B. Tidwell quitclaimed her interest to Stephen Layne Tidwell of record in Book 11694, page 519, said Register's Office. Stephen Layne Tidwell having since died on 4/21/09. The Seventh Circuit Court for Davidson County, Probate Division, Docket No. 09P-716 appointed Peggy D. Mathes as Administrator to the Estate of Stephen Layne Tidwell and that the property be brought into the estate and sold.

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