BILL GARRETT, Davidson County
Trans:T20090069726 DEEDWARR
Recvd: 10/13/09 13:27 3 pgs
Fees:18.00 Taxes:466.20
20091013-0094955

This Instrument Prepared by:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, TN 37203

ADDRESS NEW OWNER:
Charles L. Correll, Jr.
2804 Hastings Road
Nashville, TN 37214

SEND TAX BILL
SAME

MAP AND PARCEL:
096-09-0-122.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Susanne C. Pugh, Executrix of the Estate of Charles L. Correll,** with full power to convey without the consent or joinder of any beneficiary, referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto Charles L. Correll, Jr., an individual, referred to as "Grantee", his heirs, successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property known as **2804 Hastings Road, Nashville, Tennessee, 37214**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, her heirs, successors and assigns, forever.

AND Grantor covenants with the Grantee that she is lawfully seized and possessed of the Property in fee simple, that she has good right to sell and convey the same, and that the same is unencumbered, except for: (1) 2009 real estate taxes, which are being prorated at closing, (2) such easements, restrictions, and other matters as appear of record, (3) applicable zoning restrictions and building codes, and (4) all restrictions of record in Book 1334, Page 453 and Book 1537, Page 481, Register's Office for Davidson County, Tennessee. Otherwise, Grantor covenants and binds herself, her heirs, successors, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 12th day of October, 2009.

Susanne C. Pugh Ex
SUSANNE C. PUGH, EXECUTRIX OF
THE ESTATE OF CHARLES L. CORRELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susanne C. Pugh, Executrix of the Estate of Charles L. Correll**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, on this 12th day of October, 2009.

Shirley J. Garner
Notary Public

My Commission expires: 6/18/2012

SHIRLEY J. GARNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires JUN 18, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2009.

Notary Public

My Commission expires: 6/18/2012

SHIRLEY J. GARNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires JUN 18, 2012

EXHIBIT A

Deed from Susanne C. Pugh, Executrix of the Estate of Charles L. Correll

to

Charles L. Correll, Jr., an individual

(Property Description)

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Donelson Heights, as of record in Book 1424, Page 35, amended in Book 5621, Page 857, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 80 feet on the south side of Hasting Road and runs back 211.28 feet on the easterly line and 215.1 feet on the westerly line, to a dead line on which it measures 92 feet.

Being the same property conveyed to Sue M. Correll and husband, Charles L. Correll, as tenants by the entireties, by Quitclaim Deed from Louis Farrell, Jr., Trustee, of record in Book 5591, Page 382, Register's Office for Davidson County, Tennessee, dated April 11, 1980. Both parties having since died, the said Sue M. Correll having predeceased Charles L. Correll, now deceased. The Estate of Charles L. Correll is being administered in the Office of the Davidson County Probate Court Clerk's Office in Probate Docket #07P-297.