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:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214

SEND TAX BILL:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20090084331 DEEDWARRSP
Recvd: 12/15/09 08:40 3 pgs
Fees:18.00 Taxes:166.87
20091215-0114057

MAP AND PARCEL:

MAP	50
GROUP	14-0
PARCEL	145.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,100.00.

AFFIANT

Subscribed and sworn to before me this 14th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 10/22/11

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

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 Allen Lamar Haigler,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1432, has this day bargained and sold, and do hereby transfers and conveys unto **Marvin Cook**, 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 3120 Wilmoth Road, Nashville, TN 37207.

And now **Peggy D. Mathes, Administrator to the Estate of Allen Lamar Haigler,**. 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 **Marvin Cook**, 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 14th day of December, 2009.

Estate of Allen Lamar Haigler

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 Allen Lamar Haigler,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1432 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 14th day of December, 2009.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

EXHIBIT A

Being Lot No. 325 on the plan of Parkwood Estates, Section 2 of record in Book 3300, page 5, 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 Allen L. Haigler and wife, Bernetta M. Haigler by deed from Leslie M. Cannon and wife, Ivy B. Cannon of record in Book 5476, page 314, Register's Office for Davidson County, Tennessee. Said property was foreclosed on by Substitute Trustee's Deed of record in Instr. No. 20070228-0024573, said Register's Office. Allen L. Haigler filed for Bankruptcy in the United States Bankruptcy Court for the Middle Tennessee District, Case No. 06-06170. Pursuant to an Agreed Order, the Substitute Trustee's Deed was declared null, void and no legal effect reinstating the property of record in Instr. No. 20091117-0105842, said Register's Office. Allen Haigler having since died on 12/26/07 and his estate being declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1432, ordered the property to be brought into the estate and sold at public auction.

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

This conveyance is subject to 2009 taxes, paid, prorated and assumed by the Grantee; all matters of record in the Plan of record in Book 3300, page 5; the restrictive covenants as set out in Book 3249, page 345, Book 3309, page 615, and book 3616, page 269, 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.