Please Return to:
Grissim Title
2309 Crestmoor
Nashville TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nahsville, TN 37075
File No. 03-0910-36237

BILL GARRETT, Davidson County
Trans:T20090085631 DEEDWARRSP
Recvd: 12/21/09 10:12 2 pgs
Fees:13.00 Taxes:305.25
20091221-0115669

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ $82,500^{00}$

Affiant

Subscribed and sworn to before me, this 21st day of December, 2009

Notary Public
My commission expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey L. Howard 328 Oakview Drive Nashville, TN 37207	(SAME)	50-15-0-223

ADMINISTRATOR'S SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia Campbell, Administrator C.T.A. of The Estate of Juanita Martin, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey L. Howard, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sky View Subdivision, of record in Book 2331, Pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherry Herrell, Shelia Moore, Sandra McClure, Chawna Crymes and Jackie Whitely, with a Life Estate retained by W.K. Martin and wife, Juanita Martin by deed from W.K. Martin and wife, Juanita Martin, dated May 18, 1989, recorded May 18, 1989, of record in Book 7844, Page 278, Register's Office for Davidson County, Tennessee.

W.K. Martin died. Juanita Martin subsequently died testate with her Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 09P117. By Order of the Probate Court for Davidson County, Tennessee, Patricia Campbell was appointed Administrator C.T.A. of the Estate of Juanita Martin.

Whereas, the Order admitting Holographic Will to Probate and Appointing Administrator C.T.A. entered May 6, 2009, provides that real estate is part of Decedent's probate estate and shall be treated as personalty for administration purposes and therefore, pursuant to §31-2-103 Tennessee Code Annotated, the Administrator C.T.A. of Decedent's estate have control over Decedent's real estate for estate administration purposes;

Whereas, at the time of her death Decedent owned an undivided interest in the real estate described above; (the property)

Whereas the Order for Approval of Contract for Sale of Real Property dated November 3, 2009, authorizes the Administrator C.T.A. to sell property of Decedent;

Further being the same property conveyed to W.K. Martin and wife, Juanita Martin by Quitclaim Deed from Sherry Herrell, Shelia Moore, Sandra McClure, Chawna Crymes and Jackie Whiteley dated March 30,

1990, recorded April 2, 1990, of record in Book 8078, Page 308, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor has made this conveyance in its capacity as Administrator C.T.A of Decedent's estate, and not individually, and Grantor makes no covenants or warranties hereunder, including warranties of title, express or implied, with the exception that Grantor warrants that it has not conveyed the Property, nor any interest therein, to any other party. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 10th day of December, 2009.

Patricia Campbell, Administrator cta.
Patricia Campbell, Administrator CTA
Of The Estate of Juanita Martin,
Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patricia Campbell, Administrator C.T.A. of The Estate of Juanita Martin, deceased, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 10th day of December, 2009.

Diane K. Mann
Notary Public at Large

My commission expires: 02/11/13

