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

ADDRESS NEW OWNER:
Daniel Fell
1511 Russell Street
Nashville, TN 37206

SEND TAX BILL:
Daniel Fell
1511 Russell Street
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20100002577 DEEDWARRSP
Recvd: 01/13/10 15:05 3 pgs
Fees:18.00 Taxes:318.20
20100113-0003341

MAP AND PARCEL:

MAP	83
GROUP	05-0
PARCEL	78.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of January, 2010.

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 for the Estate of Amye Kathlene Hulan Evans (a/k/a Amye H. Evans and Amy K. Hulan),** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-799, has this day bargained and sold, and do hereby transfers and conveys unto **Daniel Fell**, 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 1034 Chicamauga Avenue, Nashville, TN 37206 .

And now **Peggy D. Mathes, Administrator for the Estate of Amye Kathlene Hulan Evans,**. 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 **Daniel Fell**, 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 12th day of January, 2010.

Estate of Amye Kathlene Hulan Evans

By: Peggy D Mathes, Admr

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 for the Estate of Amye Kathlene Hulan Evans,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-799. 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 12th day of January, 2010.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2010-001

EXHIBIT A

Being Lot No. 19 on the plan of Baxter's Eastwood Place of record in Book 421, page 9, 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 Leonard L. Hulan and wife, Amye K. Hulan by deed from Frank A. Varallo, Jr. and wife, Eva Reale Varallo of record in Book 4070, page 411, Register's Office for Davidson County, Tennessee.
Said Leonard L. Hulan and wife, Amye K. Hulan having since divorced, and pursuant to the Order of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 67958, divested property from Leonard L. Hulan and vested to Amye K. Hulan, of record in Book 6649, page 244, said Register's Office. Amye Kathlene Hulan Evans having since died on January 3, 2009. Her estate being declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-799, ordered Peggy D. Mathes, Administrator for the Estate of Amye Kathlene Hulan Evans to sell said property at public auction.

This conveyance is subject to 2010 taxes, prorated and assumed by the Grantee(s); all matters as set out on the plan of record in Book 421, page 9, said Register's Office; any and all easements located on the property; subject to the rights and claims of parties in possession. This property is being sold as is.

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