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:
William Dean Parr, II
1307 Howard Avenue
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20100014415 DEEDWARRSP
Recvd: 03/11/10 08:23 3 pgs
Fees:18.00 Taxes:203.50
20100311-0018523

SEND TAX BILL:
William Dean Parr, II
~~1307 Howard Avenue~~ PO Box 160034 WP
Nashville, TN 37216

MAP AND PARCEL:
MAP 0720301
PARCEL 17100

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

William Dean Parr II
AFFIANT

Subscribed and sworn to before me this 10th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 10/22/11

ANN B. WADDELL NOTARY PUBLIC 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 of the Estate of Richard H. Parr, Jr., a/k/a Richard Hulen Parr, Jr.,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1452, has this day bargained and sold, and do hereby transfers and conveys all of Richard H. Parr, Jr. one-half (½) undivided interest, unto **William Dean Parr, II**, 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 1307 Howard Avenue, Nashville, TN 37216.

And now **Peggy D. Mathes, Administrator of the Estate of Richard H. Parr, Jr., a/k/a Richard Hulen Parr, Jr.,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of Richard H. Parr, Jr. one-half (½) undivided interest, unto the said **William Dean Parr, II**, 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 10th day of March, 2010.

Estate of Richard H. Parr, Jr

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 Richard H. Parr, Jr., a/k/a Richard Hulen Parr, Jr.,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1452. 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 10th day of March, 2010.

A B Wadde

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2010-030

EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, being the easterly half of Lot No. 156 on the plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 156 fronts 50 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Richard Hulen Parr and wife, Eunice Squires Parr by deed from Ward H. Lewis and wife, Golda Kelly Lewis dated 11/25/54 of record in Book 2334, page 289, Register's Office for Davidson County, Tennessee. The said Richard Hulen Parr and, Eunice Squires Parr having since died, leaving three children, Alice Parr, Richard Parr and William Parr, each a one-third (1/3) undivided interest, as their sole heirs at law. See Affidavit of Heirship of record in Book 9856, page 552, said Register's Office. .Lori Ann Parr, pursuant to the Amended Marital Dissolution Agreement, Docket No 40910, Rutherford County Circuit Court, Quitclaimed her interest to William Dean Parr, II of record in Instr. No. 20010103-0001172, said Register's Office. William Parr, a/k/a William Dean Parr, II Quitclaimed all of his one-third (1/3) undivided interest to Dorothy S. Meuwly, of record in Instr. No. 20010406-0034144, said Register's Office. Dorothy S. Meuwly further conveyed all of her one-third (1/3) undivided interest back to William Parr of record in Instr. No. 20010510-0048524, said Register's Office. Further, William Parr, a/k/a William Dean Parr, II, conveyed all of his one-third (1/3) interest to **Alice A. Parr and Richard H. Parr, Jr.,** of record in Instr. No. 20010510-0048525, said Register's Office. Richard H. Parr, Jr., a/k/a Richard Hulan Parr, Jr., having died on June 23, 2009, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1452, appointed Peggy D. Mathes, as Public Administrator and Administrator of the Estate of Richard H. Parr, Jr. and so ordered her to sale his <u>one-half (1/2) undivided interest</u> in this property.