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:
Charles E. Evans, et ux
106 Carriage Way
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100019054 DEEDWARRSP
Recvd: 04/01/10 11:04 5 pgs
Fees:28.00 Taxes:1032.30
20100401-0024420

SEND TAX BILL:
Charles E. Evans, et ux
106 Carriage Way
Hendersonville, TN 37075

MAP AND PARCEL:
03300008900 and
03300002920

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 279,000.00.

Peggy D. Mathes
AFFIANT

Subscribed and sworn to before me this 31st day of March, 2010.

Ann B. Waddell
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 of the Estate of Jessie B. Cobb,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-490, has this day bargained and sold, and do hereby transfers and conveys unto **Charles E. Evans and wife, Jo H. Evans**, their 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 4045 and 0 Dickerson Road, Nashville, TN 37207.

And now **Peggy D. Mathes, Administrator of the Estate of Jessie B. Cobb,**. 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 **Charles E. Evans and wife, Jo H. Evans**, their 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 31st day of March, 2010.

Estate of Jessie B. Cobb
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 Jessie B. Cobb,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-490. 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 31st day of March, 2010.

Ann B Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/22/11

EXHIBIT A

TRACT NO. I: 4045 Dickerson Road, Nashville, TN 37207 (Tax Map ID #03300008900)

Tract No. One:
Land in Davidson County, Tennessee, being part of the property of Lewis Young, et ux, as recorded in Book 2012, page 76, Register's Office for Davidson County, Tennessee, and being shown as Tract 1 on the division of said property, described as follows:

Beginning at a point in the east line of Dickerson Road 55 feet east of the center of Dickerson Road; thence along the east line of Dickerson Road; thence N 27 deg. 10' E for 93.43 feet to a point 55 feet east of the center of Dickerson Road; thence N 62 deg. 50' W 15.00 feet to a point in the east line of Dickerson Road; thence N 27 deg. 10' E for 800.34 feet to the northwest corner of this tract; thence leaving Dickerson Road S 89 deg. 30' E for 800.00 feet to the northeast corner of this tract and the northwest corner of Tract 2; thence along the west line of Tract 2 and the east line of Tract 1, S 1 deg. 15' W for 940.35 feet to a point in the center of existing Curtis Drive; thence N 86 deg. 30' 20" W for a distance of 1,041.01 feet to a point in the southeast corner of the Nazarene Church Property; thence N 9 deg. 00' E for 148.50 feet to a point in the northeast corner of said Church property; thence N 86 deg. 30' 20" W for 197.00 feet to the point of beginning, containing 22.34 acres, more or less.

Being the same property conveyed to Fred J. Cobb and wife, Jessie B. Cobb by deed of record in Book 5250, page 84, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUEDED HEREFROM is a portion of the above described property having been conveyed to House of Prayer Christian Church by deed of record in Book 9909, page 863, said Register's Office, and being more particularly described as follows:
Land in Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor, License No. 924, White House, TN, dated 12/20/95, as follows: BEGINNNG at an iron pin set in the line of Madison Utility District, the most southwest corner of the House of Prayer Church property, and being the most southwest corner of the property described herein; thence with said Church property, N 8 deg. 57' 11" E 146.70 feet to an iron pin set, corner to said Church property; thence S 82 deg. 09' 13" E 128.14 feet to an iron pin set; thence S 8 deg. 57' 11" W 146.70 feet to an iron pin set I the line of Madison Utility District; thence with said property, N 82 deg. 09' 13" W 128.14 feet to the beginning, containing, 0.46 acres, more or less.

Tract No. Two:
A small tract of land in the Third Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being apart of Parcel 180 on Tax Map 33 and being more particularly described according to plat by Ragan-Smith-Associates, Inc., dated 2/8/00, Job No. 2000-004, as follows:

To reach the point o beginning, start at the southerly common corner of Parcels 89 and 180, Tax Map 33, in the center of Curtis Drive where it now ends; thence with the common line between

Parcels 89 and 180, N 7 deg 02' 21" E 53.44 feet to the true point of BEGINNING; thence with the common line of Parcels 89 and 180, N 7 deg 02' 21" E 113.65 feet to the point; thence S 37 deg. 08' 03" E 71.72 feet to a point; thence with a curve to the left (radius 325.00 feet) southwesterly a distance of 80.00 feet to the point of BEGINNING and having a chord bearing and distance of S 45 deg. 48' 51" W 79.798 feet and containing 0.062.acres, more or less.

Being the same property conveyed to Fred J. Cobb and wife, Jessie B. Cobb by deed of record in Instrument No. 20000410-0036021, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUEDED HEREFROM is a portion of the above described property having been conveyed to Jeremiah Development LLC by deed of record Instrument No. 20061005-0123600, said Register's Office, and being more particularly described as follows:
Land lying at the north end of Curtis Drive in the Fourth Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee. Being part of the land deeded to Jessie B. Cobb by deed of record in Instrument No. 20041229-0153990, said Register's Office, described as follows:
BEGINNING at a concrete monument (old) at the north end of said Curtis Drive and marking the northeast corner of Lot 8 of "Ozark Hills" as recorded in Book 3700, page 20, R.O.D.C., TN; thence, 1) with the north line of said Lot 8, N 82 deg. 18' 07" W, a distance of 425.97 feet to a capped ½" iron rod (new); thence, 2) severing said Cobb land, N 07 deg. 02' 51" E, a distance of 963.72 feet to a capped ½" iron rod (new) on the south line of Reserve Parcel A of "Pleasant Hill" as recorded in Book 2900, page 69, R.O.D.C., TN; thence, 3) with the south line of said Reserve Parcel A, S 81 deg. 22' 53" E, a distance of 453.77 feet to a capped ½" iron rod (new) marking the northwest corner of the land deeded to Southern Home Builders, LLC by deed of record in Instr. No. 20051012-0122981, R.O.D.C., TN; thence, with the west line of said Southern Home Builders land the following 4 calls: 4) S 07 deg. 02' 22" W, a distance of 788.89 feet to a capped ½" iron rod (new); thence, 5) S 37 deg. 07' 43" E, a distance of 71.71 feet to a capped ½" iron rod (new) on the west right of way line of the proposed extension of said Curtis Drive; thence, 6) with said west right of way line and with a curve to the left, southwesterly an arc length of 116.46 feet, said curve having a radius of 325.00 feet, a delta angle of 20 deg. 31' 52", a chord of S 42 deg. 35' 50" W, 115.84 feet to a capped /2" iron rod (new) at the point of tangency; thence, 7) S 32 deg. 47' 06" W, a distance of 23.93 feet to the Point of BEGINNING, containing 10.043 acres, more or less.
Included in the above described property are the 20 foot easements for Sanitary Sewer and Drainage Easements as set out in Instr. No. 20061005-0123600, said Register's Office.

TRACT NO. I: Being part of the same property conveyed to Jessie B. Cobb by Quitclaim Deed from Fred J. Cobb of record in Instrument No. 20041229-0153990, Register's Office for Davidson County, Tennessee.

TRACT NO. II: 0 Dickerson Road, Nashville, TN 37207 (Tax Map ID #03300029200)

A certain tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, Registered Land Surveyor, License No. 1465, dated 7/21/03, as follows, to-wit:

BEGINNING at an iron pin at the northeast corner of the property conveyed to The House of Prayer (Map 33, Parcel 249, TAODCT); thence S 82 deg. 09' 13" E 315.72 feet to an iron pin; thence, South 08 deg. 30' 28" W 137.41 feet to a post in the line of the property of Sara C. Gregory (Map 42, Parcel 31, TAODCT); thence with said fence line and the property of Gregory and continuing with the property conveyed to Shelton Properties, LLC (Map 33, Parcel 215, TAODCT), N 83 deg. 49' 45" W 317.08 feet to an iron pin marking the southeasterly corner of property conveyed to The House of Prayer; thence with the easterly line of The House of Prayer property, N 08 deg. 56' 41" E 146.70 feet to an iron pin marking the point of Beginning and containing 1.031 acres, more or less.

TRACT NO. II: Being the same property conveyed to Peggy D. Mathes, Administrator to the Estate of Jessie B. Cobb by Substitute Trustees Deed from Mike J. Urquhart, Substitute Trustee, of record in Instrument No. 20100115-0004015, Register's Office for Davidson County, Tennessee.

Jessie B. Cobb have since died on December 20, 2008 and her estate having been declared insolvent, by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-490, and appointed Peggy D. Mathes as Administrator to the Estate of Jessie B. Cobb. Pursuant to the order of the court, the property was brought into the estate and sold at public auction to the highest bidder.

This conveyance is subject to 2010 taxes, prorated and assumed by the Grantees; Subject to Sanitary Sewer and/or Drainage Agreement as set out in Book 7885, page 733, said Register's Office. Any and all easements located on said property. This property is being sold as is.